City Council
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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

September 26, 2016

5:30 p.m. CITY COUNCIL WORK SESSION
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

Meeting of September 26, 2016;
Her Honor Mayor Kitty Piercy Presiding

Councilors

Greg Evans, President	Alan Zelenka, Vice President
George Brown	Mike Clark
George Poling	Chris Pryor
Claire Syrett	Betty Taylor

5:30 p.m. CITY COUNCIL WORK SESSION
Harris Hall, 125 East 8th Avenue

A. WORK SESSION
South Willamette Public Forum Next Steps

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EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Work Session: South Willamette Public Forum Follow-Up

Meeting Date: September 26, 2016
Department: Planning & Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Terri Harding
Phone: 541-682-5635

ISSUE STATEMENT
The City Council held a public forum on September 19, 2016, to hear from the community about potential next steps in planning for the South Willamette area. This work session is an opportunity to discuss next steps to move the process forward.

BACKGROUND
The South Willamette Concept Plan was presented to the City Council in 2013. The Planning Commission recommended approval of the South Willamette Special Area Zone in July 2015. The Eugene City Council discussed the proposal and passed motions related to it on October 21, 2015, and November 9, 2015, putting the Special Area Zone on hold. In January 2016, Oregon Consensus began an assessment process of the planning issues in South Willamette. The main recommendation was to build trust by engaging in a facilitated conversation around common goals for the area. The land use applications were formally withdrawn in May 2016. All documents related to the project are on the City's website here: http://www.eugene-or.gov/2675/South-Willamette-Area-Planning-Updates.

On April 25, councilors Clark and Brown proposed the South Willamette Street Initiative (Attachment A). On September 19, 2016, the council held a Public Forum on the South Willamette process. The Clark/Brown proposal was discussed, and a WECAN (Walkable Eugene Citizens Advisory Network) proposal was discussed (Attachment B). In addition to the Clark/Brown proposal and the WECAN proposal, over 200 pages of public testimony was submitted at the forum or shortly thereafter (Attachment C contains brief notes from the forum; Attachment D contains the full extent of submitted public comments).

Due to the volume of comments submitted, people in the community and City staff are still reviewing the material. Based on conversations happening among members of the community, it appears possible a third or hybrid option may emerge in the coming days and weeks. Staff from Planning, Human Rights and Neighborhood Involvement, Community Development and Sustainability are committed to working together to support a solution that brings forward the core elements of the Clark/Brown proposal, furthers the goals of the WECAN proposal, and balances the triple bottom line and the seven pillars of Envision Eugene.

NEXT STEPS
Staff will be available to answer questions and provide additional information as requested by the council.

COUNCIL OPTIONS
This work session is for discussion only.

CITY MANAGER'S RECOMMENDATION
The City Manager has no recommendation at this time.

SUGGESTED MOTIONS
None.

ATTACHMENTS
A. South Willamette Street Initiative
B. Collaborative Community Goal Setting Proposal (from WECAN Website)
C. Public Forum Notes
D. Public Comments

FOR MORE INFORMATION
Staff Contact: Terri Harding
Telephone: 541-682-5635
Staff E-Mail: Terri.l.Harding@ci.eugene.or.us

South Willamette Street Initiative

A Community-Based Proposal for Addressing the Future of the South Willamette Street Mixed-Use Area

GOALS

I. Fully engage the residents, local business principals and other community members within the area around south Willamette Street to develop a pragmatic, limited, *community-supported* refinement plan covering the commercially-designated lots between 24th and 29th Avenues. (See attached map.)

The refinement plan should further the Envision Eugene policies for that area, specifically emphasizing the following Envision Eugene "pillars":

- Promote compact urban development and efficient transportation options
- Protect, repair and enhance the livability of the established residential areas.
- Provide housing affordable to all income levels
- Plan for climate change and energy resiliency

II. Develop community-based recommendations to designate and implement an enhanced walkability and accessibility district encompassing the South Willamette Mixed-Use area and surrounding residential areas.

PRINCIPLES

I. Fully engage and empower the neighborhood community, specifically through the Council of South Eugene Neighborhoods and the four city-chartered neighborhood organizations that CSEN comprises, i.e.:
    - Friendly Area Neighbors (FAN)
    - Southwest Hills Neighborhood Association (SHiNA)
    - Southeast Neighbors (SEN)
    - Amazon Neighborhood Association (Amazon)

III. As recommended by the Envision Eugene Mixed-Use Development Committee (December 10, 2010):
- Concentrate financial incentives and other aids and incentives on a mixed-use center around one of the intersections on Willamette Street.
- "Respect the scale and character of existing low-density neighborhoods."

IV. As City Council directed (November 16, 2005): "Incorporate Opportunity Siting as a primary strategy for achieving density targets in mixed-use centers."

V. Enhance the "20-minute neighborhood" that currently exists by focusing on *cost-effective*, *non-disruptive* actions that improve the safety and pleasure of walking and accessibility from area residences to local businesses, schools and recreational facilities.

VI. As approved under the Envision Eugene "livability" pillar, "continue to implement the goals of the Infill Compatibility Standards project to prevent negative impacts and promote positive impacts of residential infill."

ACTIONS

The City acknowledges that the public process for the proposed South Willamette Special Area Zone (SW-SAZ) has not sufficiently engaged the affected neighborhood community members, and further community involvement is necessary to rebuild trust and to provide a sound basis upon which to consider any rezoning or other regulatory changes in the area.

Therefore, the City Manager will develop a detailed proposal, including a work plan, for consideration by the community and City Council. The proposal will include:

- A map demarcating a proposed "South Willamette Street Mixed-Use Area" and a "South Willamette Street Enhanced Walkability and Accessibility District" that defines the initial geographic scope of the other elements of the proposal. (The attached map shows tentative boundaries.)
- A South Willamette Street Mixed-Use Area Planning Team that will be established to fully engage neighborhood community members in the south Willamette Street area. (See below.)
- Draft *South Willamette Street Mixed-Use Area Refinement Plan*

  The Planning Team will collaborate with City staff and engage area businesses, residents, and other area community members to draft a *South Willamette Street Mixed-Use Area Refinement Plan* that includes specific goals, objectives, policies and implementation recommendations consistent with the goals and principles above.

  The draft plan shall address at least the following elements:

  - Land use, including commercial and residential development
  - Traffic and parking
  - Walkability and accessibility
- Proposal for a *South Willamette Street Enhanced Walkability and Accessibility District*

  The Planning Team will also produce a proposal for a South Willamette Street Enhanced Walkability and Accessibility District.

  This district should establish priority for planning and implementing infrastructure improvements, including sidewalks, intersection crossings, signage, landscaping, intersection crossings, as well as publicity, events and other means of substantially improving the safety and attractiveness of accessible walking and wheel-chair movement north and south on Oak and Portland Streets and connecting to and crossing Willamette Street via cross avenues. The proposal should also address pedestrian and accessibility connections from the South Willamette Street area to the adjacent neighborhoods and to the community facilities being planned for the former Civic Stadium site.

  The proposal should not recommend any rezoning of existing single-family residential areas.
- A description of existing and potential options for financial and other incentives to promote the goals and objectives recommended by Planning Team. These should include, but not be limited to additional MUPTE criteria, SDC allocations and Neighborhood Matching Grant allocations.
- Reasonable estimates of the schedule and required professional resources to support the Planning Team with staff and/or a planning consultant.
- Potential grant sources for developing the refinement plan and enhanced walkability and accessibility district, such as from Oregon Department of Transportation.

PLANNING TEAM

The **South Willamette Street Mixed-Use Area Planning Team** shall be appointed by the City Council, based on nominations from the four neighborhood associations.

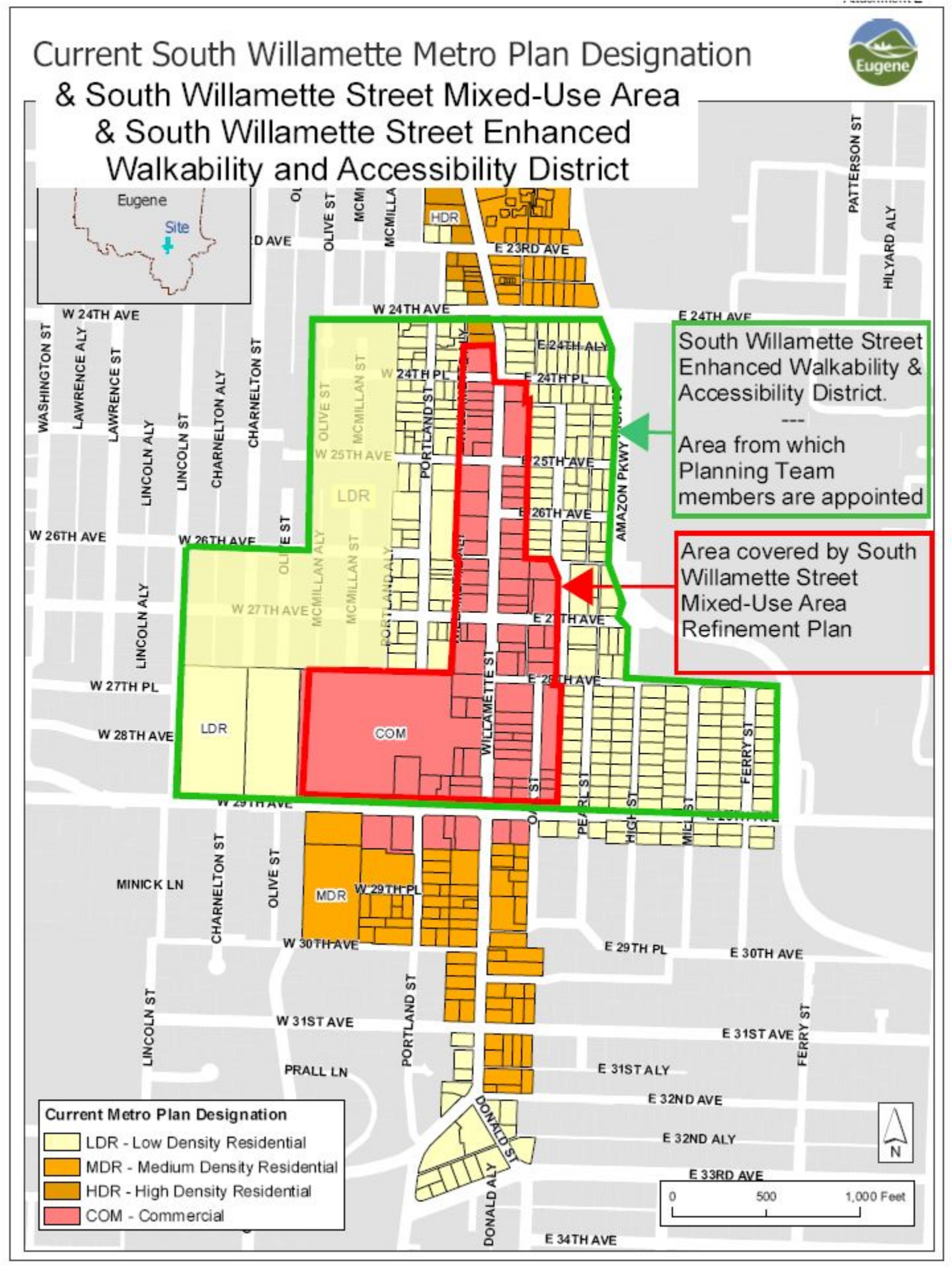
Members of this Planning Team will be appointed from Eugene citizens who are members of the Friendly Area Neighbors based on residency, property ownership or having a business within the "South Willamette Street Mixed-Use Area." In addition, the Planning Team shall include one resident from each of the three adjacent neighborhoods.

Tentatively, the composition of the Planning Team should include:

- Three to five owners or principals of local businesses in the plan area.
- Three to five residents of the plan area and surrounding community area, shown on the attached map.
- One owner of a single-family rental property in the surrounding community area
- One owner of an apartment property in the plan area or surrounding community area
- One resident from each of the adjacent neighborhood associations:
    - Southwest Hills Neighborhood Association (SHiNA)
    - Southeast Neighbors (SEN)
    - Amazon Neighborhood Association (Amazon)

The City Manager should request from CSEN recommendations for Planning Team membership criteria, organizational structure and operating rules, and principles of participation. City Council will consider these recommendations in approving a charter for the Planning Team.

Current South Willamette Metro Plan Designation & South Willamette Street Mixed-Use Area & South Willamette Street Enhanced Walkability and Accessibility District



WE CAN

Walkable Eugene Citizens Advisory Network

Collaborative Community Goal Setting Frequently Asked Questions

WHAT IS COLLABORATIVE COMMUNITY GOAL SETTING?

"Collaborative Community Goal Setting" (CCGS) is a community process that provides a bridge between the broad Envision Eugene Pillars and goals, and the specific, on-the-ground strategies that will be developed in localized planning efforts, such as refinement plans or area plans. It would provide a common understanding of terms and concepts across neighborhoods and other interested parties, and would provide enough specific information to ensure that the benefits and burdens of growth are distributed among different areas fairly. It would also help different areas are able to work collaboratively towards city-wide and cross-neighborhood goals, while also providing flexibility for them to develop specific, localized solutions and policies that meet their neighborhood needs.

WHY IS THIS BEING SUGGESTED?

For some time now, our city has struggled with how to conduct constructive, positive discussions that lead to plans that achieve broad support within our community, and lead to tangible actions to achieve the widely-supported goals. This difficulty has become most obvious recently with the controversy surrounding the South Willamette Special Area Zone. A key lesson learned from the proposed SWSAZ and associated process is that the City of Eugene needs to back up and develop a bridge between Envision Eugene's broad goals and objectives, and the more specific plans and complex zoning needed to achieve those goals. Without such a community-supported bridging process, and without clarity regarding common goals, concepts and terminology, neighborhood residents living in affected areas will feel left out and threatened, will lack information needed for productive informed engagement, and will likely strongly oppose proposed changes. The result, as we have seen, will be

continued stalemate and a loss of public trust. Through Collaborative Community Goal Setting, we hop to ensure neighborhood livability and economic vibrancy while also accomplishing broader city-wide goals, thus maintaining the integrity of Envision Eugene's seven pillars.

WHAT WOULD THE OUTCOMES BE?

The outcome of the Collaborative Community Goal Setting process would be a specific recommendation to City Council, for City Council to vote on, from the community Team that answers the following questions:

1. For each of the six key transit corridors and downtown, how much new development of each type (multi-family, single family, missing middle, etc.) is each area's "share" to accomplish broader community goals and appropriately manage growth?
2. How many sites for homeless and very-low-income housing are needed in each region to ensure that these needed facilities are distributed fairly and not concentrated in one area?
3. What areas along the corridors should be the initial focus for localized planning efforts, with the understanding that the exact boundaries may change as the local teams delve into the details and additional community outreach will need to occur if that happens....For example, River Road is a long corridor-- is there a specific part of River Road that it makes sense to focus on first?
4. What infrastructure and service investments are the highest priority for each area, given their relative strengths and needs, to provide information for the local team to expand upon further? This would include things such as parks, commercial centers, transportation infrastructure, etc. For example, a true 20-minute neighborhood needs parks/open space, commercial areas, transit, etc. nearby. Perhaps, during the course of this process, it is determined that the West 11th corridor has comparatively good transportation resources, but lacks parkland, while South Willamette has a comparatively good supply of parks/open space, but faces more transportation challenges. This analysis would help focus and put into context the refinement-plan level discussions.

5. A “lexicon” that provides shared and common understanding of terms and concepts that will be used for later localized planning, as well as data gathering and reporting on the success of various initiatives.

WHO WOULD PARTICIPATE?

The specific details will still need to be determined, as part of an ongoing discussion. However, several different types of groups would have roles in the process:

- **City Council and the Planning Commission** will have their established governmental roles-- City Council will both initiate the process and be the final decision making body. The Planning Commission to review citizen involvement processes, review the Team's recommendation, and vote on whether to forward that recommendation to City Council.
- **The Team** is made up of citizens of various backgrounds, charged with working collaborative and constructively to create a recommendation to City Council that answer the above questions. The Team is also responsible for both soliciting and incorporating feedback from citizens into their thinking, and for explaining the rationale for their decisions to citizens. The Team will be large enough to represent diverse interests, yet small enough to allow for productive, collaborative discussion and true multi-directional conversation While the specific configuration and selection process of the Team still need to be determined, participants could include:
    - Representatives from relevant neighborhood associations
    - Residents (including both homeowners and renters) from the relevant areas
    - Property owners and landlords from the relevant areas
    - Business owners and employees who work in the relevant areas
    - Representatives of local development and real estate interests
    - Representatives of transportation interests
    - Experts in relevant topic areas (climate recovery, architecture, services to low-income individuals, etc.)
    - Representatives of city commissions, including Planning, Human Rights, and Sustainability

    - Representatives of other key stakeholders (for example, the University)
    - Representatives from the city- staff and council
- **All citizens** will be able to provide input to members of the Team, staff, Planning Commission, and Council, and a wide variety of tools will be used to ensure that any interested citizen is able to have clear information and provide feedback.
- **A facilitator**--a neutral expert in collaborative decision making and land use processes without a specific interest in the outcome of the discussions--will have a responsibility to ensure that a code of conduct and civility is being followed by members of the Team, will assist with logistics (times and locations for meeting, coordinating between Team and City Staff, ensuring that requested data is gathered and presented clearly), will keep the conversation stays on track towards achieving the goal, will ensure that all decisions reflect the collaboration of the entire Team, and the Team's discussion is balanced so that no particular interests or points of view are drowned out.
- **City Staff** provide technical expertise, supply information/data and context, do the technical work to translate of translating the decisions into official language (including checking back with the Team to ensure the decision was captured correctly), shepherd the recommendation through the official approval process, and in conjunction with the Team, facilitator, and City Council, conducts public outreach.

HOW DOES THIS CONNECT TO OTHER PROCESSES THAT HAVE BEEN RECOMMENDED, SUCH AS REFINEMENT PLANS?

Collaborative Community Goal Setting is a complementary process that would precede, but not replace, localized planning efforts such as refinement plans or area plans. Areas and neighborhoods should still to work to create a refinement plan or other localized plans. Since all refinement plans must be consistent with the city-wide plan, the Collaborative Community Goal Setting process helps to ensure that refinement plans are successfully aligned and help achieve both local and city-wide goals. The process can also help collaborative resolve conflicting interests or needs among different neighborhoods.

After Collaborative Community Goal Setting and localized/refinement planning, there will need to be a third step of implementation, where projects and initiatives identified

in the localized planning efforts are scoped and added to the work plans of relevant departments and refinement plan policies are translated into code language and added to the City land use code.

HOW DOES THIS CONNECT TO ENVISION EUGENE?

The Collaborative Community Goal Setting process is not a reworking of Envision Eugene. The Seven Pillars of Envision Eugene, including concepts such as focusing growth along key transit corridors and promoting twenty minute neighborhoods, are widely supported by the community. Collaborative Community Goal Setting is a process to involve citizens in implementing the vision Envision Eugene outlines.

HOW ARE CITIZENS INVOLVED IN THIS PROCESS?

Citizens in Eugene are involved in many ways. First, all citizens will have multiple opportunities at all stages of the process to become informed about what is being recommended and provide input and feedback. Outreach will occur throughout the Team's work to develop their recommendation, and upon release of the recommendation before it goes to the Planning Commission. The Team will share the reasoning behind the recommendation and incorporate additional comments. Once the recommendation is presented to the Planning Commission, public notification and opportunity for public comment would follow established city procedures (i.e. Hearings and comment sessions prior to both Planning Commission and City Council decisions.)

WHAT ARE THE STEPS THAT NEED TO HAPPEN?

After City Council approves the CCGS concept as the next step, they will need to select a facilitator, a method for appointing the Team determined and the Team appointed, and begin initial citizen outreach. The Team would meet multiple times over several months to develop consensus recommendations and develop the lexicon. After the recommendation has been drafted, there would be additional public outreach and revision in order to verify the recommendation captures the community consensus. Finally, the recommendation would go through the established Planning Commission and City Council approval processes. This would probably take about a year to a year and a half. Once the Collaborative Community Goal Setting Process

has been completed, individual areas could create their own localized plans, such as refinement plans.

HOW ARE NEIGHBORHOOD ASSOCIATIONS INVOLVED?

For those neighborhoods that have active Neighborhood Associations, the Neighborhood Association would play an important part in helping to provide a forum for gathering input and discussion with the community at large. The specifics of how the Team is selected still require work, but given that this is a city-wide process, the method would have to be fair and equitable for both citizens who are well represented by their Neighborhood Associations as well as those who live in places where neighborhood associations don't exist or don't have the resources to provide representation.

HOW WAS THIS PROCESS CREATED?

Removing the South Willamette Special Area Zone from consideration lead to the question "what comes next?" Discussions among many groups and individuals-- those who opposed the SWSAZ, those who supported it, and those who had no strong opinion about the SWSAZ but cared about the broader community goals-- indicated that a step had been missed between the broad Envision Eugene process and the specific South Willamette process. The concept of Collaborative Community Goal Setting was developed in active collaboration with many different groups and individuals, reflecting a multitude of perspectives and interests. What they shared was a desire for a solution that would move us towards a truly community supported outcome.

ATTACHMENT C

M I N U T E S

Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

September 19, 2016
6:00 p.m.

Councilors Present: George Brown, Betty Taylor, Alan Zelenka, Greg Evans, Chris Pryor

Councilors Absent: George Poling, Mike Clark, Claire Syrett

Mayor Piercy opened the September 19, 2016, meeting of the Eugene City Council.

1. Public Forum on South Willamette Planning:

1. David Monk – SW-SAZ created unnecessary consequences; meaningful public participation is needed.
2. Ed Moye – We need infill that won't destroy neighborhoods; eager to proceed with Clark/Brown proposal.
3. Vic Hariton – Current process is causing distrust; refinement plan is needed; support Clark/Brown proposal.
4. Sue Wolling – Planning needs to be in the framework of Envision Eugene; need an intermediate step.
5. Josh Newman – Talk to impacted people first; need process to bridge Envision Eugene and refinement plan.
6. Eliza Kashinsky – Support incremental growth in neighborhoods and Envision Eugene; need a community process to clarify language and process.
7. Emily Semple – Eager to form a team for a refinement plan and community planning team on this.
8. Gerry Meenaghan – Collaborate with neighborhoods on a refinement plan; walkability needs to apply across the city.
9. Ron Bevirt – Need to focus on residents of affected area and get input from them; need refinement plan.
10. Janet Bevirt – Refinement plan needs to be the foundation of future planning efforts.
11. Bill Aspegren – New approach needed; need a refinement plan like Clark/Brown proposal.
12. Mary Brorby – Process was forced upon residents; more response from City on issues are needed.
13. Brian Weaver – City is opposed to community-based process; stakeholders are last to have input.
14. Jennifer Smith – Rent in Eugene is too high; workforce housing is needed; citywide plan and goals are needed.
15. Howie Bonnett – Willamette Street needs a lot of help.
16. Eben Fodor – Lots of fundamental problems with SW-SAZ; building heights a big concern; support walkability.
17. Christine Sundt – CCRs for four affected subdivisions are valid and could become a litigation issue.
18. Richard Sundt – Support densification by multi-use buildings and Clark/Brown proposal.
19. Joyce Eaton – Support refinement plan; engagement process was lacking in SW-SAZ process.
20. Bonny McCornack – Reject premise that density is needed; sprawl will continue unless other action is taken.
21. Ralph McDonald – Trees were at risk with SW-SAZ; affects climate change efforts.
22. Pam Wooddell – Affordability and sustainability issues need to be addressed.
23. Lena Houston-Davisson – Move forward with refinement process and community engagement.
24. Peter Gallagher – Clear answers to questions by Planning Department are needed.
25. Seth Sadofsky – City missed a step with SW-SAZ; take a step back and have a community process.
26. Joshua Skov – Engage residents; be clear about values; manage growth explicitly.
27. Ron Funke – Drive times are too long; infrastructure needs to be relocated underground.

28. Eleanor Hamel – Concerned about losing real estate values; like street improvements; more street parking.
29. Linda Duggan – Need a City-run community center; Willamette Street is worse than before.
30. Tara Jones – Need to create multi-use buildings and greenways.
31. Peter Esden-Tempski – Refinement plan should be basis for moving forward.
32. Kathy Ging – Solar access protections needed.
33. Margie James – Poor communication between residents and city; refinement plan is needed.
34. Gay Anne Brinda – Encourage looking at Portland's planning process.
35. Mia Nelson – Biggest challenge is lack of affordable housing; consider needs of renters.
36. Cindy Allen – Neighborhood-specific refinement plans needed.
37. Randy Prince – We need a citizen planning committee and funding mechanisms.
38. Paul Conte – Engage neighborhoods and create a refinement plan like Jefferson-Westside.
39. Lisa Arkin- SW-SAZ was forced re-zoning; we can't displace longtime residents.

The meeting adjourned at 7:54 p.m.

Respectfully submitted,

Chuck Crockett
Deputy City Recorder

DRAFT

SOUTH WILLAMETTE PLANNING

PUBLIC TESTIMONY

From Brian Weaver 08/15/2016

(Please record as submitted public comment for the Sept. 19th forum)

Yes, I've read your invitation and your stated purpose of the September 19th forum, but it continues to be murky, as well as your statement below, and not consistent with what Terri Harding reported in her January 1, 2016 email, titled "Envision Eugene and South Willamette Update"

Terri claimed that, "In addition to strengthening the adoption package, using an alternative strategy to meet the MDR (medium density residential) need could take some pressure off the area planning strategy now and in the future. Without a legally-binding need to fit in a certain amount of housing, area planning conversations including South Willamette can proceed as needed with ample time to reach a resolution, independent of the UGB adoption package."

Please help me understand how Envision Eugene (UGB adoption package) was reported by the City as "independent" of MDR planning in South Willamette, (according to Terri's Jan 1, 2016 Update), yet now you say the two "are not separated." Is the January EE & SW update no longer valid? If so, when was an new Update published by the city and where is it?

(BTW - the link button "here" to you you letter: "To read the Mayor's letter to community members click here" does not show your letter, instead it goes to the "southwillamette@ci.eugene.or.us" email address.) https://www.eugene-or.gov/2675/South-Willamette-Area-Planning-Updates

Please let us know.

Thanks,
Brian Weaver

FromEleanorHamel 08/22/2016

I attended the South Willamette neighborhood meeting which was informative and well run. That is to say a good meeting, once participants used the microphone.

There are several things I'm not certain about. If I understood the numbers correctly, up to 250 units are suggested with a 2.3 person occupancy. With that number in mind, there could be at least 300 additional cars using the streets. What parking will be provided and what improvements in the infastructure ie: widening roads, is planned?

The city bus service is excellent and I use it frequently as I am a senior citizen. However, there are many times a car is necessary. I also walk to the shops but again driving is unavoidable as there is a limit to what I can carry home. As much as cutting down on driving is desired, we will always need a car.

Apartments built on treed hillsides seems strange given the propensity of the soil to slip in parts of Eugene, especially if trees are removed. Level ground would make more sense as a place for larger structures. There is some flat open space next to the community gardens. The hills area is further from bus service and shops.

Thank you for the opportunity to put questions before you. I am planning to attend the Septembermeeting.

EleanorHamel
206 W 27th Ave, Eugene

SOUTH WILLAMETTE NEIGHBORS

September 2, 2016

To all interested parties:

South Willamette Neighbors, in response to the July 21, 2016, invitation from Mayor Kitty Piercy, hereby submit this packet of documentation representing our community's voice about changes that have been proposed by the City of Eugene in the South Willamette area that would affect the character and current livability of their neighborhoods and properties.

This packet includes a transcript of the discussion among community members at the August 16, 2016, "Conversation About Neighborhoods"; the questions and comments collected prior to that event and submitted to Terri Harding; Ms. Harding's written responses to those questions and comments; a copy of the SWN Survey on Resident's Awareness of the Proposed South Willamette Special Area Zone responses gathered between August 12 and September 22, 2015; and the SWN petition to Eugene City Council (conducted between October 2, 2015, and April 4, 2016) with over 600 signatures asking for **the suspension of the adoption process for the proposed SW-SAZ plan and to develop a refinement plan to address land use and transportation policies that have broad community support as an appropriate plan for future evolution of the established residential neighborhoods and business in the South Willamette area.** The petition further requested Council **to direct that this community-based process be guided by Statewide Planning Goal 1 and to ensure that the outcome of this process fully and faithfully conforms to Envision Eugene Pillar #5: Protect, repair and enhance neighborhood livability**.

Residents of the area as well as many from elsewhere in the City of Eugene have stated unequivocally that the City must allow and encourage community engagement in decisions affecting their properties and that legal requirements, specifically for a refinement plan, must be followed and be authorized by the Eugene City Council before further planning steps are initiated.

South Willamette Neighbors further requests that this packet be entered into the public record as testimony to be "shared with Council and published on the City's website prior to their next work session on this council" as promised by Mayor Piercy.

Thank you.

"Conversation About Neighborhoods"

Good Samaritan Society, Tuesday, August 16, 2016, 7-9 PM

Organized by South Willamette Neighbors (http://www.swneugene.org)

Notetaker/Transcriber: Joyce Eaton[1]

70 to 80 people attended the meeting.

Christine Sundt (CS) gave the introduction, first asking Neighborhood Association board members or their designees to stand up and introduce themselves. CS said that South Willamette Neighbors (SWN) received 25 questions and comments on the swneugene.org website, plus additional e-mails and Facebook posts. The types of questions were on refinement plans; Clark-Brown initiative; mixed use development; parking & traffic; building heights; legal loopholes; hurdles to prohibit or restrict development; uniform or accurate data; how can we agree on terms such as townhouse or townhome, affordability, missing middle housing; MUPTE; upzoning; what is rationale for using established neighborhoods; how to resolve increased density with other problems it causes; respecting the character of the neighborhood (Envision Eugene pillar); affordable, low & middle income housing.

All questions were given to Terri Harding. Any questions not answered today [will be answered by Terri and put on the website]. Or, if you want to provide rebuttals to what Terri said, send your comments to swneugeneinfo@gmail.com. All answers, rebuttals, comments will be provided as testimony to the forum.

Terri gave an introduction, similar to the one that she gave at the Friendly Area Neighbors meeting in October 2015. I've included her written notes here:

==========

"Good evening, I am Terri Harding, and I lead the City's long range planning team. I am glad to have the opportunity to introduce myself to you. I have lived in Eugene for 21 years, since moving here to attend Planning school at the University of Oregon in 1995. I have rented a duplex and a single family home in the Jefferson Westside Neighborhood, owned my first home in the Far West Neighborhood, and have owned my current home in the Southwest Hills Neighborhood (SHiNA) since 2007. I love this community and am raising my family here.

I started my job with the City of Eugene in 2006. I am motivated to come to work each day to help our community move toward the most livable, sustainable, equitable, and prosperous Eugene imaginable. I value fairness, collaboration, responsible stewardship of resources, and shared learning in pursuit of that future Eugene. All of Eugene's planners share these or similar values, and work every day to turn our community's vision around growth management into reality.

Sometimes, we make mistakes. The South Willamette Special Area zone is one of those times. One thing we did poorly was to communicate from the beginning of the project what problem we are trying to

[1] [When my notes don't quite make sense, I put what I think was the missing information in square brackets – so for these areas, it may not quite be what was said.]

solve. We failed to articulate the process in a way that led to clear understanding on the part of interested community members. And, we failed to consistently highlight the impacts of different solutions suggested to solve the problem. These are serious mistakes that need to be fixed, and I personally and the Planning Team as a whole, are committed to fixing them.

I am an optimist at heart. I believe we can help the community create a fair process for moving forward, and stand ready to support that work to the best of my professional ability. We have much to offer, once we have earned your trust. I realize I don't have your trust right now, but I am asking you to give me the opportunity to earn it. It is so important to me and to my colleagues, that we find ways to work together toward our common goals. Otherwise, we will not reach that future Eugene I described earlier, a place where my children's grandchildren can choose to live and work here, enjoy clean air and water, and the same high level of livability that we enjoy today. There are many ways to address the problems we face; but it is critical that we do address them, and not ignore them.

I see an opportunity for our planners to support neighborhoods in future planning projects, but I will not be advocating for a particular process structure or outcome in the South Willamette Area. We may be asked to offer potential options, or comment on suggested ways of moving forward such as the Clark/Brown proposal. The most powerful way I can think of influencing the structure of a future process, is for community groups to talk to each other about what they would be willing to support. I know you have been doing that. Tonight's event is proof and I feel like this represents an opening to work together. It's not about us versus them; it's about us, working together for the community good. Thank you Christine and South Willamette Neighbors, for reaching out and putting this event together. "

Terri introduced other city staff including Eric Brown (planner), Rene Kane (Neighborhood liaison), Bree Nicolello on the Planning Commission, and George Brown City Councilor.

Refinement Plans and Area Planning
First question was on Refinement Plans, what are they, and will the city support putting resources toward it? At the beginning of the South Willamette process, city considered refinement plan, but went with Area Planning (AP) instead. There is no reason city can't make adjustments. Selected Area Planning at the time the project was initiated. Tangible design based planning (explained in Area Planning Fact Sheet) with 3 steps: 1) community vision, 2) code, 3) public investments to build. This was used in Walnut Station (WS) with 20 pages of code. The key difference between WS and SW-SAZ was the lack of adopted plan policies in SW-SAZ (SW Concept plan was approved, but not adopted).
https://www.eugene-or.gov/ImageRepository/Document?documentID=22904
With Area Planning, the approach is design-driven. Adoption of policies is key difference.

Paul Conte interjected that Area Planning is staff driven. Refinement plan is driven by a neighborhood/community planning team.
Eliza Kashinsky said that Refinement Plan doesn't say anything about specific process.
Terri said that the code and statutes define Refinement Plan (1995 statute ORS 197.200).
Ann Davies, city attorney, said 197.200 statute, anomalous state law. Refinement plan not necessarily driven by this.
Terri said that Area Planning was not necessarily staff driven, with RP neighborhood based.
Paul clarified that OR Revised Statute 197.200 – doesn't constrain RP. In state legislature, House Bill 3065 introduced this clause: "expedited land use process." 1000 Friends of Oregon, realtors, builders

worked on it. The second version in May 1995 introduced [section 15 of HB 3065, 197.200 statute] to provide one path for "expedited land use process." Proponents also hoped refinement plans would increase community participation.

[Addendum: In an August 18 e-mail, Terri wrote: "I agree ORS 197.200 is not particularly helpful or relevant to the current discussion, and will update our fact sheet accordingly."]

Christine Sundt said that this is an example of using words and don't know what they mean. We need clarity. Terri agreed.

Terri said that refinement plans can set policy without defining code. Example of Domino's Pizza – a new use, so had a building permit, but it complied with current standards of code [allowed to build right by sidewalk, on/near property line].
Paul Conte said that isn't true [with regards to refinement plan]. You cannot violate comprehensive plan policies; it doesn't matter what is in code. For City of Eugene, state issued order to stop allowing higher density development than the code allowed but the Metro Plan designation did not. A refinement plan does limit what can be done.
Terri said that eventually what gets built is controlled by the code.

[Comment from Paul Conte: This is simply not completely accurate. The law and court decisions are very clear – the City cannot allow more intensive development than the comprehensive plan allows, regardless of land use code provisions. Period.]

Terri said that with Area Planning, it never was intended to be at the expense of public engagement. The public engagement clearly wasn't effective enough. If the City Council directs us this way, then we are happy to do a refinement plan.

Housing Affordability
Heather Sielicki – What can we do for affordable housing?
Terri said that there is now a City Council poll out to present inclusionary housing. Another tool is using a construction excise tax to fund affordable housing. Market rate housing [price and affordability of market rate] – housing supply and demand, low wages, factors for the cost of development. City uses waivers and tax exemptions, but these only address low income and there are long waiting lists. The Consolidated Plan on the city's website [I think https://www.eugene-or.gov/871/HUD-Consolidated-Plan is the page] has more on affordability.

Laura Burke Southeast Neighbors. Talked to developer in a project. He said that there were huge disincentives to build small – the charges were the same for 700 square foot house versus 7000 square foot. Are there ways to build smaller homes more affordable?
Terri said that this is on the to-do list, will incentivize smaller homes, allowing missing middle and clustered housing.

Bonnie Bettman-McCornack said that now we are subsidizing larger houses. [When on the City Council,] way outnumbered by the builders association. One of the terms that is undefined is "affordable", and "moderate" housing. When we talk affordable, usually most people think low income. Right now we incentivize middle income and in Lane County above middle income.

Question from audience member: What would you define as small and large homes?
Terri said that secondary dwellings have a maximum of 800 square feet. There are no maximum or minimum on other houses.

Christine Sundt said that she is concerned that she could be priced out of the area. Maybe being selfish to protect my turf. Terri said that for SW-SAZ, city did do a market analysis. But city didn't do a study on displacement, which was a mistake.

Envision Eugene and Density
Terri said that they are now doing street fairs on Envision Eugene. Last October, the city council ruled on the livability of R-1 zoning. So now looking at different ways to increase density. [You can get on Envision Eugene e-mail list.] Options A – require multifamily houses on vacant R-2 land; Option B – raise minimum density for R-2]; and Option C – add density along key corridors. Urban Growth Boundary – has to have enough land for 20 years.

Currently, we don't have enough medium and high density multifamily housing (MFH). One way was to develop along key corridors, but we do have different options to get to the 1600 more MFH units needed (out of 16,000 needed).
Option A: Get more houses on multifamily lots [by prohibiting single-family, detached on larger multifamily lots]. Now allow single family dwellings (SFD) on R-2 and R-3. [By excluding SFD, it would increase the number of homes here.]
Option B: Raise R-2 zone's numerical density from 10 to 14 units for the minimum [medium density Metro].

Lloyd Helikson from Churchill neighborhood asked about the 1600 homes, how do we get this number?
Terri said that we expect 34,000 people influx, then divide the 20,000 new homes needed for these with the housing mix of 45% multifamily and 55% single family homes. Then, studying land, slope, and other constraints, have enough land for single family, but for multifamily have enough except for 1600 units. See the housing needs analysis document (thick document).
Christine Sundt – would the number change if we counted mixed use residential units? Also, Cathedral Park is now in play (part of Rest Haven Cemetery property.
Terri said that is now in the capacity counts. Cutoff date [for starting 20 year countdown] is mid-2013.
Terri said that there is a new program: growth monitoring program, where city will now monitor with building permits, etc. If Cathedral Park is built with a higher density, then city will adjust number.

Kathleen Bosteder from SHiNA, where does lot size come in? If you made lot sizes smaller, you can put more in R-1 areas.
Terri said that city makes assumptions of averages for what densities are being built, e.g., certain amount from South University neighborhood. Use the average of 2.4 people per dwelling unit.
Bill Aspegren South University Neighborhood said that in SUN, there are 10-12% of housing with students with 3-5 students per house. He asked whether city considered using more than one average (adjust per area, for example for student housing areas).
Terri said that the there is a list of potential ways to count [density?], and household size is just one way.

Vic Hariton from SHiNA said with the proposed change for the bowling alley, the commercial use would be one story, with Down to Earth moving out. Why isn't city looking at mixed use?
Terri said, why 1 story, and did we do anything to try to influence a change? Yes the city did try to

influence. Set of non-conforming units. Buildings with residential above – not seeing any built outside of downtown. Goal is to see mixed use with residential along the South Willamette corridor.

Lena Houston-Davisson from FAN asked regarding the multifamily homes map, when identifying multifamily homes, with "currently vacant" lots, one is in area zoned general office with only one building – but it is identified as medium density. Do the people who own these spots know that?
Terri said that the map shows medium density in Metro Plan, either vacant or little development. Could be that the zoning and metro plan don't match, or it could be a mistake.

Lynn from 40th & Willamette said she has owned property over 40 years. Multifamily is apartments or condos. With condos, you purchase. People generally don't take as high a quality care when they are renters. Is there a way to build condos, where people can purchase?
Terri said that for the multifamily counts, it doesn't matter whether they are renting or owning. No way to control that; the property owner decides.
Someone from the audience said that with Cathedral Park, the property owner said that the city made him do it [to rent vs. own].
Terri said for Goal 10 – our plan is supposed to address housing needs at every level. A lot of people in Eugene are burdened by rent.

Laura Wingerd from 28th Avenue asked whether Terri was going to answer all questions, or should we repeat? [Terri said there are a lot of questions.]
Laura's question: why focus on South Willamette? Why not focus on other areas to make the least livable areas more livable? Terri said that SW-SAZ was initiated by the Southtowne Business Association and Friendly Area Neighbors – they asked for it.

Janet Bevirt asked about Metro Plan, migrating to Comprehensive Plan. Metro is the regional Comprehensive plan. Why change the name Metro Plan to Comprehensive Plan? What will this change mean? There is some reason to change the names with unclear implications.
[Terri said] in 2007, the state legislature required Eugene/Springfield to have an independent Urban Growth Boundary (UGB). Made choice to pull out parts of Metro plan for a Eugene-specific plan, and also pull over the policies that we need.
Janet asked so where does the Refinement Plan work. Does it go under the Eugene Comprehensive plan?
Paul Conte said articulate which documents [are included]. The Comprehensive Plan is the Metro Plan and the Refinement Plans.

Terri said the proposed ordinance was sent up to the state in November. Will have an index to show the amendments to the Trans Plan, Metro Plan, etc. List of appendices, employment (jobs), land. Every document will be listed. No effect on the refinement plans. They remain as they are.
Bonny Bettman-McCornack asked whether there will be a cross-out version of what is amended.
Terri said yes.

Bonny said that the current zoning in areas underdeveloped, you say you can fit about 16,000 units in existing zoning. In the single family area, you allow 0 to 14 units density for Single Family zone. Couldn't all the density be done by creating a higher minimum density for Single Family? Out of these 1600 units, how many in SW-SAZ proposed? For downtown, why don't we require the big box stores to upzone [Whole Foods with residential]?
Terri answered that regarding the minimum density in R-1, the need is in multifamily; we already have

enough single family.
Bonnie said that is silo thinking. In low density areas, we have large square foot houses. Each acre had [?]. Why wouldn't it make more sense to develop on undeveloped areas rather than areas that are already moderately dense?
Eliza Kashinsky said that medium density also has climate goals. All of the vacant lands are on the outskirts of town, so people have to drive more. But we don't want to see existing homes bulldozed.
Bonny said that this is new urbanism. Serve the new areas with transit. What is the reason to put density in established neighborhoods? Why? Just to cash in on lower cost established areas?

Someone asked how many new units in SW-SAZ?
Terri said that in the capacity analysis, they used the number of 250, and to get this number, it required development incentives. MUPTE requires a refinement plan in place to get additional density along transit corridor.
Brian Weaver from West Eugene said when Greg Evans asked question at the City Council, the answer was 50 to 250, so as low as 50.
Terri said that the question is what is the real number?
Joyce Eaton (Southeast Neighbors & FAN) said that the 250 number was only for the Mixed Use areas. It said nothing about converting R-2 to R-3 and the additional units there.
[ALSO, Joyce reminded Terri after the meeting ended, that the 250 number was based on residential rental rate of $1.33 per square foot – and that the one new construction Parvin Place at 24th Place & Willamette rented for $1.50 per square foot in 2014, so using that rental rate, the Capacity analysis said there would be over 1300 new units – again, just in Mixed use areas (and with MUPTE and reduced parking, they'd get over 1700). This is WAY above South Willamette's "share".
Terri replied, "Point taken" – although HAVE they taken this point? They keep repeating the 250 number without caveats.]
Deborah Noble (Southeast Neighbors) said that people are going to drive anyway. Also South Willamette isn't a major transit corridor. It is not like Highway 99.

Joyce's question (Terri read it): 'In the City Code Chapter 9 (Land Use), it lists: "the purpose of the R-2 Medium-Density Residential zone is to implement the Metro Plan by providing areas for medium-density residential use and encourage a variety of dwelling types." It seems to me that R-2 is ideal for implementing the "missing middle" of housing that is being talked about so much lately, and providing the variety of housing types that you mentioned in one of FAN's SW-SAZ committee meetings. However, every single one of the lots in SW-SAZ that was zoned R-2 in City of Eugene zoning (or zoned Medium density in Metro Plan), was rezoned to Apartment/Condo (or multi-use) [which is high density]. Why did the planning staff deem this necessary or desirable to do this?'
Terri answered that the intent was to have apartment/condo as a transition zone from commercial, then apartment/condo, then lower level density.
Paul Conte reiterated that South Willamette is not a key transit corridor. Also, the transitions shouldn't be done by taking over existing R-1. Why did you completely ignore Envision Eugene's Mixed Use Development Committee? There were 18 recommendations. Why were these ignored?
Terri said that there is a communication challenge. They were not intentionally ignored. It would have helped to have a member of this committee.
Paul asked whether the city would engage in the future.
Terri said it would be good to do.

Lloyd Helikson is on the MUPTE advisory committee. To be eligible for MUPTE, specifically provide a refinement plan. Bonnie asked whether the refinement plan would include implementing zones. Terri didn't know. Amanda Noble on city staff – has MUPTE program guide.

Bonny asked whether regarding MUPTE if anyone has done a study on the amount of taxes forgiven. Capstone was $10 million over 10 years. If the community is interested in a $10 million investment, is this the best use of the funds?

Laurel from Southeast Neighbors said her comment is from a developer, on zoning issues with the square feet per lot. Homes on lots in Springfield can be as small as 3000 square feet. Why can't a Eugene single family lot be that size? This would provide pocket neighborhoods. It speaks more to infill. Terri said that the current minimum for R-1 in Eugene is 4500 square feet, and R-2 2500 square feet. This is certainly something that can be done. Also, change the maximum lot size.

Lisa Arkin from FAN said that MUPTE proposed a certain percentage of units appropriate for workforce housing. Developers were against this. But now state law allows inclusionary zoning. Is the city of Eugene proposing this? How does this fit in with Envision Eugene?
Terri said yes, that the city is doing planning and community housing plans. Contact Stephanie Jennings for more information. Scheduled to talk on inclusionary zoning with City Council.

George Brown said that the current MUPTE is still no good. Previously, there was no public benefit. Current MUPTE has "workforce housing" component. Usually cities define workforce housing at 60% to 100% of median income [where your rental housing is no more than 30% of your income]. Eugene defines it at 100% of median income. Also, if a developer doesn't want to do inclusionary zoning, they can do "in lieu of" payments.
[This wasn't said at the meeting, but an Oregon live link at http://www.oregonlive.com/politics/index.ssf/2016/03/affordable_housing_mandates_wi.html gives an explanation of Oregon Senate Bill 1533 on inclusionary zoning (in residential buildings with more than 20 units, require at least 20% of units to be for workforce housing at 80% of median income). The "in lieu of" payments allows developers to not provide the workforce housing, but instead contribute to a fund for affordable housing.]

[Paul Conte clarification: City Council adopted the "100% of AMI" as applicable to the current MUPTE zone, which is downtown Eugene. It's not yet determined what the threshold would be for other MUPTE areas, if MUPTE were expanded.]

Gerry Meenaghan (Southeast Neighbors) said he walked here. Walked past Amazon Cottages, which are single family homes on small lots. Also recently did running by Mt. Baldy, where there are 7000 square foot houses. It is ironic that my house at $186,000 with 1000 square feet [two houses from 29th Avenue] would be able to have apartments right next to it to get "increased density", yet it is sick ironic that 7000 square foot houses are allowed.

Janet said that in regard to MUPTE, my property taxes go up 3% a year. With MUPTE, there are no taxes for 10 years. When I asked about the Olive Loft investors, it was "not to be divulged." So how do we know whether city staff, planners, commissioners, councilors, 1000 Friends of Oregon, or other advocates are investors? Public funds are being used [so we should know].

Bonnie said that 34,000 new residents, why do we have to have subsidized housing? Why do we have to subsidize? There is a demand there. MUPTE housing has a demand for all services that needs to be subsidized because they [the MUPTE housing owners] don't pay for it.
Terri said that 34,000 is the number adopted by the City Council, and we are required to plan for it. With MUPTE, we have found that it is needed to actualize compact density along corridors. Don't have a lot of economic tools. MUPTE is one of the tools. Apartment/condo expectations for development were low.

Lloyd Helikson, Churchill Area Neighbors, said that the 20-year timeframe for Envision Eugene started July 1, 2012, not 2013, and went to June 30, 2032. Now we have had a substantial amount of development since then, so why are we doing MUPTE for having more? He said he had done a study of development which had been ignored by the City. Terri acknowledged that the timeframe was accurate, and said the study had not been ignored.

David Monk, Southeast Neighbors, sat in on MUPTE discussions. Staff wasn't required to look at outcomes. The developer got MUPTE for housing at 18th and Pearl. The investors sold and doubled their investment in 2 years. People are coming here. Why do we need MUPTE?
Terri said that she will pass this question on to staff.

Terri said that for the street capacity question, how many more housing units before streets are considered full at D and E level of service for a street. Chris Henry would be able to give more details. Used the TransPlan model for future housing projection. How long waiting in a car? City is doing test restriping of Willamette Street. There are new cameras at Woodfield Station. Used the citywide Trans Plan (tsp.org). Planning commission hearing, results in the fall.

Janet said that city is not monitoring West 29th Avenue. There is way more traffic [after the restriping], and there is nothing being done. Also, don't understand why bicyclists are still allowed to do riding on South Willamette St and 29th Avenue sidewalks now that there are bike paths and we want walkability on our sidewalks. Downtown has limitations [no bikes/skateboards on sidewalks]. With Vision Zero [no pedestrian or bicycle deaths], city needs to require bicycle helmets.

Opportunity Siting, Willard School site. This property is owned by 4-J. Could use for low density development (this way in Metro Plan). Charnelton Street can't be developed to go through to W 29th Ave, (the Lincoln St & Woodfield Station traffic lights already have backed up traffic problems) and it can't be developed to go through to W 27th Ave, (it's too steep and narrow).

Christine said that with current and future influx of people, they come with kids, so we should save schools.

Paul Conte said that in Envision Eugene, Opportunity Siting was a key strategy. But yet nothing was done; instead it was hijacked to Area Planning. Opportunity Siting is site specific, and community supported.
Terri said this is noted, and it is on the work plan. Envision Eugene soaked up a lot of staff time.
[Someone said] With Opportunity Siting, neighborhoods work with the city for higher density.
Paul said that the developer gets more flexibility and greater density as a result of a proposal that the neighborhood community supports through a discretionary process.
[Paul Conte's comment: A "Citizens' Guide to Opportunity Siting" is available on-line at: https://trusttheneighbors.files.wordpress.com/2016/08/guidetoopportunitysitingv2draft.pdf .]

The “conversation” ended around 8:55 PM. CS thanked Terri Harding and all who attended and participated. She reminded the audience to continue submitting questions and comments as well as rebuttals through the SWN website (http://swneugene.org/). All documentation from this event will be delivered to the City during the upcoming Mayor’s Forum on September 19.

QUESTIONS & COMMENTS COLLECTED BY SOUTH WILLAMETTE NEIGHBORS FOR "Conversation About Neighborhoods" August 16, 2016
delivered to Terri Harding

Timestamp	Will you attend the eve	First Name	Last Name	Residence Address	My question or comment for Terri Harding is:
8/2/2016 14:31:58	Yes	Christine	Sundt	20 W 31st Ave, Eugene OR 97405	I've read that a refinement plan is required in the Metro Plan for any mixed-use development. Since Willamette Street is an area where rezoning is being targeted and mixed-use buildings are likely to be built along this commercial corridor, why has the City been opposed to initiating a refinement plan in the South Willamette area?
8/2/2016 16:35:25	Yes	Lisa-Marie	DiVincent	2850 High St. no mail!~ Mail: PO 24111; 97402	Is the Planning Division prepared to follow SWN recommendations and address all the issues we've presented? Is the Planning Division prepared to open up a refinement plan process?
8/3/2016 9:30:57	Maybe	Laura	Wingerd	1289 E 28th Ave	Why does the City see a need to change the most bikeable, walkable, beautiful, and dense neighborhoods in town while there are so many areas of Eugene that are dangerous for bikes, impractical for pedestrians, ugly to to look at, and full of empty and undeveloped lots? Why not focus instead on making the least livable neighborhoods more livable?
8/3/2016 23:10:05	Yes	Richard	Sundt	20 West 31st Ave, Eugene 97405	1, Except in the SW-SAZ where mixed use buildings of five stories were proposed on either side of Will. St., the city has done nothing that I can see to limit commercial sprawl. Consequently is the city needs to densify, the burden is placed in entirely on the residential sector, distressing ordinary citizens more than planners can imagine, and none on the commercial sector. Just to mention one case (and this was in my RG as a letter) is Coburg Road where nearly every business is one story. Turn on Crescent and the same is for the south side. On the other hand, where people live, on the north side, we have 4-5 story aparments or row houses. So the sprawl is not just us residents in SWill, but commercial structures every where that keep proliferating along thin and low line eating far more space than even some houses. WHY and WHATwill be done to reduce commercial sprawl. 2. I hope you have seen my proposed reshaping of South Willamette. I would prefer the city to leave this entire zone alone except for doing what most of us wanted done to S. Will: take out the utility poles, and require improvement of landscaping around each business. But if we must have the SAZ, why not what I propose, which is non linear and gets more people to where they need to go, making it a real 20 minute neighborhood? And consider the larger landscape of south Eugene as an asset, not something to hide. 3. I doubt that you and other planners, and those who were in the commission and never knew about our neighborhood from 29th to the post office, realize or can appreciate how unsettling this SW-SAZ thing has been to the longtime residents. If you don't live in the SAZ, you simply don't experience it. Unsettling, time consuming to get our message across are other things that have disturbed us. To be contunued
8/3/2016 23:27:16	Yes	richard	Sundt	20 w 31 eugene 97405	3 continued. So if planners have found that our area is attractive to put 3-5 story apartments along each side of Will from 29 to 33 avenues, bordering long time residences, it is because residents such as myself, and another neighbor have put great effort to make it clean, safe and attractive, and not thanks to the city. I clean up the garbage left over by persons who park on 31st while visiting nearby apartments, usually fast food items. My neighbor cleans off graffiti of stop sign and street sign poles. We had to live through having drug dealing opposite our house and had to report this. We had a landlord that moved an entire house in dilapidated condition into our area and had to endure having it around in such state for a very long time before it got fixed up. I keep my lawn mowed, etc, so the houses, which are rentals directly in front of me are desirable because the neighborhood is well kept, although not so much the rentals. When we first came to our house, the area was part of the "gut" with kids driving through at night, etc. Fortunately that problem was indeed solved. But this is the kind of stuff that we had to deal with in the past and even now to make our neighborhood attractive, and I don't think the city or planners have given much thought to this, and why we don't want to be pushed out by forced rezoning, etc.

Timestamp	Will you attend the eve	First Name	Last Name	Residence Address	My question or comment for Terri Harding is:
8/5/2016 11:49:16	Maybe	Karen	Leeson	3164 Portland St.	I've learned through the Register Guard and various neighbors that the South Lanes bowling alley rebuild will be a one level business-only "remodel" with adjacent parking lot. The "remodel" designation is afforded the owner due to the one wall that is propped up with 2X4's, so I'm told. Could the City encourage the owner to be more creative with this transit corridor property and consider 2 stories of residential above the commercial? Or perhaps building commercial UP 2 stories and not sprawling out so much. Perhaps with parking underneath. How can we learn more about what is being proposed or already been approved for that important space?
8/7/2016 0:10:25	No	Meredith	Beck	66 Prall Lane	There is enormous room for improvement along the Willamette Street corridor. It is a unpleasant and unsafe street to walk, bike, or drive on. Clearly, the current hodge-podge of businesses and buildings do not use the land efficiently. However, the previously proposed plan was lacking and short-sighted, to say the least. As a home-owner, the then-proposed increase in density without taking into account the increase in traffic or need for additional parking concerned me greatly. I've worked, lived, and visited many countries in Europe where urban planning and development is on a different level than it seems to be in Eugene. Even looking north to Portland, it is possible to see wonderful examples of high density urban development that remain walkable, affordable, and accessible for all. Thus, I also know that, with thought, foresight, and good planning, Willamette Street has the potential to become an improved neighborhood for everyone. Here are the matters that need to be taken into account in a future planning/rezoning process in my opinion: 1. With increased population density comes increased traffic. It is absolutely essential that layout of Willamette Street is changed or widened in some way to allow for a turning lane or a third lane. Safe bike lanes, a wide sidewalk, and a green barrier of some sort (preferably trees or possibly shrubs) should be planted between the road and the sidewalk. One or more parking structures should be incorporated into the plan. There should be a provision for each developer to incorporate parking into his or her building plans. A bus route with a dedicated bus lane would also be helpful in solving future traffic issues. 2. It is essential in preserving the mixed-income nature of the neighborhood that the apartments or condos are also mixed-use and mixed-income in nature. 3. The buildings should be limited in height to preserve current owners property values and livability. Dwellings with the shoddy workmanship and cheap building materials like those used at 13th and Olive (2.5 Stars on Yelp) must be avoided at all costs. What a blight that development is! To increase density, building height could be increased to, at most four stories, with strict attention paid to the livability requirements of the neighbors who would be impacted by these buildings. Again, with considered urban planning, the Willamette Street corridor could become a wonderful, livable, and perhaps even, an attractive street for walkers, bikers, drivers, visitors, and residents. Existing businesses would profit from these improvements, and new businesses would be attracted to the area. Let Willamette Street become the "Pearl of Eugene" where everyone wants to live, work, and play.

Timestamp	Will you attend the eve	First Name	Last Name	Residence Address	My question or comment for Terri Harding is:
8/11/2016 0:21:25	Yes	Joyce	Eaton	PO Box 51616 (physical 120 E 30th Ave)	In the City Code Chapter 9 (Land Use), it lists: "the purpose of the R-2 Medium-Density Residential zone is to implement the Metro Plan by providing areas for medium-density residential use and encourage a variety of dwelling types." It seems to me that R-2 is ideal for implementing the "missing middle" of housing that is being talked about so much lately, and providing the variety of housing types that you mentioned in one of FAN's SW-SAZ committee meetings. However, every single one of the lots in SW-SAZ that was zoned R-2 in City of Eugene zoning (or zoned Medium density in Metro Plan), was rezoned to Apartment/Condo (or multi-use). Why did the planning staff deem this necessary or desirable to do this? If one answer was to provide more residential units, then why were areas zoned R-3 with existing and affordable apartment units (Willamette from 29th to 30th Avenues) then rezoned to multi-use, that requires exactly 0 residential units? From Envision Eugene's Community Design Handbook (page 50, "Fit the Neighborhood"): "New buildings can be designed with respect and consideration for the neighborhood's established character." So why were the heights of Apartment/Condo zones set to go up to 65 to 90 feet high, which does not "Fit the Neighborhood", as Envision Eugene states. R-2 building heights and "missing middle" housing fit the neighborhood much better.
8/11/2016 10:27:13	Maybe	Deb	Jones	711 W 26th Ave	1. Why do so many refinement plans on the books lack the corresponding update to code to implement them? Does this make them moot? How do they interact with other existing/conflicting plans? 2. If special area zones aren't going to happen, what are the options for updating code in specified areas of the city? Pros/cons of each.
8/11/2016 10:36:56	Yes	Heather	Sielicki	1555 E 31 Ave	How can we protect the affordability of our community? There is a critical shortage of housing people can afford in South Eugene and it is getting worse. The Southeast neighborhood feeds into five neighborhood schools and is home to two charter schools and a choice school. As a result, we have had a big influx in families moving to the area. The demographics today are not the same as they were even 5 years ago. I know educators whose children can not not afford to live in this community where they teach. I know families that have had to pull their child out of school because rent increases forced them to leave the area and they could not lottery back in. What can we do to keep our community accessible to low and middle income wage earners?
8/11/2016 13:07:03	No	Julie	Reisner	3586 Willamette Street	We must not allow any more of the big box apartment complexes which are without balconies, and without built-in awnings, and which have sheer faces devoid of interest or variation. Trees, and I am speaking of large, leafy street trees which throw significant shade, must be a priority. The planet is cooking. The priority of housing which promotes a green landscape is necessary now. Life is rapidly becoming inhospitable to all living things. Perhaps the humans can come together to create thriving inner city communities of health and well being. Other countries are doing it! Why don't we?
8/11/2016 18:26:13	Yes	Elise	Moore	70 West 24th Place	I'm curious about ordiance 49 and how it affects my separate tax lot behind my home that I own. I've been told by a neighbor that I can only build up to 850sq ft. structure now and I was never notified of this change. If this is the case, this decreases the value of my property without proper notice. Thank you...
8/12/2016 8:52:23	Yes	Paul	Conte	1461 W. 10th Ave.	Please provide answers to questions about "area planning" compared to "neighborhood refinement plan" submitted by e-mail on August 12, 2016. Thank you.

Timestamp	Will you attend the eve	First Name	Last Name	Residence Address	My question or comment for Terri Harding is:
8/12/2016 16:57:16	Yes	Lisa-Marie	DiVincent	2850 High Street (no mail) -- Mail: PO 24111 97402	A. How many more housing units could be allowed in South Willamette with the current level of service D, namely before the volume capacity reaches 1.0 and the roads are considered full? B. How many more housing units could be allowed in South Willamette with the current level of service E, namely before the volume capacity reaches 1.0 and the roads are full? C. If you can't answer this question, would you be wiling to email SWN with the answer?
8/12/2016 18:00:09	Maybe	Laura	Johnson	202 W 27th Ave.	Preliminary plans for hypothetical future redevelopment of the Village School site *all* appeared to open up Charnelton Street to traffic between 29th & 27th. (Right now it turns into a dead-end, unpaved residential lane at 27th.) This would make Charnelton into the a through-street connecting 29th to 13th, northbound (and 4th to 29th, southbound). I'm concerned that drivers would use Charnelton rather than going over the steeper hill at Lincoln St. or more congested Willamette St. Residents want to encourage bicycling and walking, but more vehicular traffic over he hill would bee too much. Facilitating a higher volume of cars over College Hill would damage the livability of the entire neighborhood. Charnelton is not engineered to handle increased vehicle traffic: sidewalks are inconsistent; street lights are nominal; the road is narrow; residents park along the curb and people (and pets) walk, bike, and play in the street throughout the day. How can the city address concerns about: * Increased vehicle traffic on Charnleton; * Decreased home values on that street; * Overall decreased walkability through the neighborhood? (Note: I'm not against the eventual redevelopment of the school sight into housing, but I want to maintain the historic oak trees and keep through traffic to a minimum.)
8/12/2016 21:36:52	Yes	Vic	Hariton	400 Fulvue Dr	What's next? Another ALL INTERESTED PARTY forum is in on 9/19. Is SW-SAZ truly dead? Or is it being resurrected under a different guise side-stepping the desires that have already been strongly stated by neighbors who live here? Distrust is high!
8/12/2016 23:50:35	Yes	Lisa	Arkin	436 W 21 Ave.	Why doesn't Eugene adopt design standards so that residents can be reassured that development will follow acceptable visual & architectural standards. i.e.: distance from the sidewalk/street; vegetation around multi-occupancy or commercial buildings; wider ingress-egress areas; etc. For example, take the new Hilton facility being constructed on West 11th...why did the City allow them to build out to the sidewalk without requiring design features and "sidewalk room?" Same questions regarding Capstone? Same question regarding The Hub? Same question regarding the Oregon Community Credit Union on 28th and Willamette?
ADDITIONAL QUESTIONS - SUBMITTED BY EMAIL TO SWN					
8/12/2016 (via email)		Ron & Janet	Bevirt	2915 Charnelton St	Terri please bring all of the City info presented to the public at events including literature handouts, maps, info posters and the game showing people their 20-minute neighborhoods, etc.
					The Metro Plan is migrating into the Comprehensive Plan. Why change the name which only creates confusion? The Comprehensive Plan is taking the place of the Metro Plan regarding land use. Why?
					The City is going to do Growth Monitoring. What does this mean or entail?

Timestamp	Will you attend the eve	First Name	Last Name	Residence Address	My question or comment for Terri Harding is:
					In the recent video the city created, the city say that Livability & Affordability are the most important values for Eugene. How is the city defining what Livability & Affordability are in Eugene? What is the rent price range you would define as affordable for Eugene?
					In the recent video the city created, the city say that Compact development and neighborhood livability are core values in our community? Really? Isn't it housing that is compatible with the neighborhood, not necessarily compact buildings or high rises?
					Tier 1: 600 Medium Density Homes are needed over 20 years equaling 30 homes per year. Like smaller apartments, duplexes, townhouses and small lot single family homes. What is the height of these buildings?
					Key Corridors (like SW) development strategy could add medium and high density housing by using tools like development incentives (MUPTE). Why are we now talking about high density housing when the city says we only need 600 Medium Density homes over the next 20 years?
					Why do developers get a 10 year tax break and the general public gets an annual 3% property tax increase to subsidize them?
					All of the cities promotional videos are talking about adding 'incentives' to key corridors. So MUPTE would be brought to the SW key corridor?
					In 2014 the City downsized from MDR to LDR off of West 11th Avenue. Was this a miscalculation and does this need to be reversed?
					Why on the Medium Density (Vacant/Partially Vacant with Improvements less than $1,000) land maps is the City showing properties in the SW area that are less than .5 acres? Is the .5 acre lot size requirement set or are you going to be allowing people with smaller lots to build medium or even high density with the Multi-Family Options?
					The Eugene Commissioners seem to be favoring Option B because of it's flexibility, MDR would change from 10 - 28 homes/acre to 14 - 28 homes/acres and allow detached housing and single family housing. Please explain the difference between Option A and B.
					The housing options survey needs to be completed before the end of September. How do we access it? City Planners will meet with Eugene Commissioners before the end of September. Then meet with Lane Commissioners in January? When will the City Councilors decide? Is this correct?
					The City has 20-minute neighborhood games at Street Fairs. Do you think it is legitimate to be counting the feedback of people who are passing by at street fair events, when they are not thoroughly uninformed on the subject matter? When you are not listening to the involved people that are going out of their way to tell you what they do and do not want for their neighborhood.
					Please discuss the 5 incentive efficient strategies and City incentives for twice development and what this means.

Timestamp	Will you attend the eve	First Name	Last Name	Residence Address	My question or comment for Terri Harding is:
					The Eugene Commissioners mentioned more MUPTE tax break years for higher building heights. Does this mean developers will be pushing for arbitrarily higher building heights in order to take advantage of MUPTE?
					MUPTE was present in town but development did not happen. Are there other incentive tools available besides MUPTE?
					What are Greenfield incentives?
					Who is the development community the City is contacting?
					It was said at the Eugene Commissioner's meeting that housing is allowed in commercial areas but you don't see it. That financially it does not pencil out, and there are parking requirements, open space restrictions and development standards. Why not promote one to two stories of housing (with a limited height) on top of store fronts on key corridors? This would reduce the need for tall apartment buildings while adding a mix of businesses and housing.
8/12/2016 (via email)		Paul	Conte		I submitted a form on the South Willamette Neighbors website referencing the following questions for Terri Harding.
					Questions regarding "area planning" (AP) versus "neighborhood refinement plans" (NRPs).
					1. An NRP process produces concrete work product -- "refinement plan" (including statutorily-required "findings") to the Eugene-Springfield Metropolitan Plan that must go through a defined statutory public process to be adopted and acknowledged as part of the "comprehensive plan" for our area.
					What is/are the concrete work product(s) that is/are produced by AP?
					2. NRPs have "policies" which may be aspirational or prescriptive. Most land use applications must be consistent with applicable, prescriptive NRP policies.
					What is the comparable, legally-enforceable element that AP produces?
					3. NRP policies can also address issues that are not covered by land use code, e.g., transportation.
					How does AP address issues other than land use code in a way that has a defined legal effect?
					4. An NRP must be adopted (not just approved or accepted) by a City Council ordinance and then must be acknowledged by DLCD. The adoption of an NRP can be appealed to the Land Use Board of Appeals, Oregon Court of Appeals and Supreme Court of Oregon.
					What are the legal steps =, including public hearings and appeal, in AP?

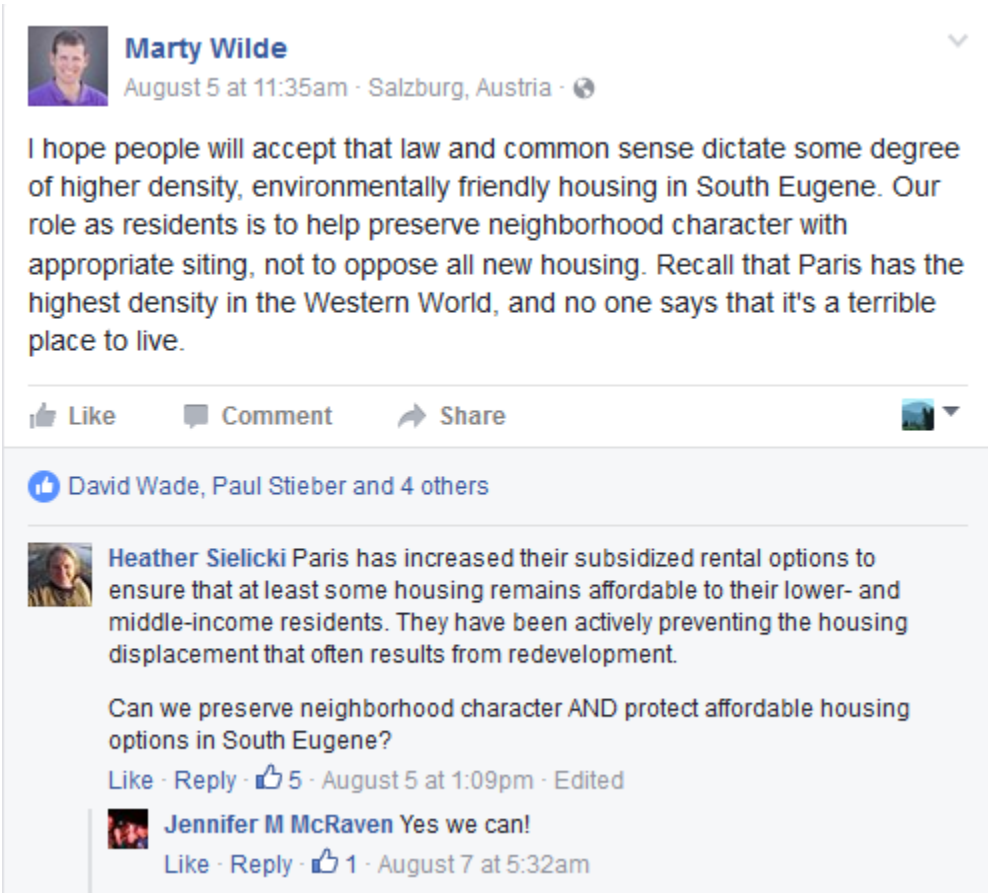
Timestamp	Will you attend the eve	First Name	Last Name	Residence Address	My question or comment for Terri Harding is:
					5.The NRP process has generally (and perhaps always) included formal review and recommendation by the encompassing city-chartered neighborhood organization before the NRP goes to the Eugene Planning Commission for public hearing.
					Does the AP include formal review by and recommendation by the encompassing city-chartered neighborhood organization before its work product(s) go to the Eugene Planning Commission for public hearing?
					6a. Approximately how many NRP processes have succeeded in an adopted and acknowledged NRP? How may have failed?
					6b. Which APs have succeeded in an adopted ordinance? Which have failed?
					7. When was the approximate "start date" of the AP for the south Willamette Street area?
					8. What is the approximate total (fully-loaded) cost for the AP for the south Willamette Street area?
					9. Are all NRPs required to conform to the provisions of ORS 197.200?
					10a. Before City Council can expand the boundaries of MUPTE, is City Council required to approve refinement plan policies (and have those policies are acknowledged pursuant to ORS 197.625) that specifically provide for multiple-family and mixed use projects within the proposed MUPTE expansion area -- Yes or No?
					10b. Would the work products of AP (see question #1) satisfy the requirement stated in question 10a?
8/13/2016 (via email)		Bill	Aspegren		My main question for the South Willamette plan is: Will the planning department go to the Council and endorse the Brown/Clark proposal, which supports community/neighborhood driven planning? I would like a plain yes or no answer.

ADDITIONAL QUESTIONS – SUBMITTED VIA FACEBOOK TO SWN

Brian Weaver
August 9 at 1:38pm ·

Why not issue zoning "variances", and infill vacant lots and open spaces that lack a few square feet from meeting city code, rather than redevelop already very affordable and livable neighborhoods. Here is one example, a few blocks from a bike path and bus stop, in West Eugene:

ADDITIONAL QUESTIONS – SUBMITTED VIA FACEBOOK TO SWN



Marty Wilde
August 5 at 11:35am · Salzburg, Austria ·

I hope people will accept that law and common sense dictate some degree of higher density, environmentally friendly housing in South Eugene. Our role as residents is to help preserve neighborhood character with appropriate siting, not to oppose all new housing. Recall that Paris has the highest density in the Western World, and no one says that it's a terrible place to live.

Like Comment Share

David Wade, Paul Stieber and 4 others

Heather Sielicki Paris has increased their subsidized rental options to ensure that at least some housing remains affordable to their lower- and middle-income residents. They have been actively preventing the housing displacement that often results from redevelopment.

Can we preserve neighborhood character AND protect affordable housing options in South Eugene?

Like · Reply · 5 · August 5 at 1:09pm · Edited

Jennifer M McRaven Yes we can!

Like · Reply · 1 · August 7 at 5:32am

ADDITIONAL QUESTIONS – SUBMITTED VIA FACEBOOK TO SWN

Brian Weaver What "law would dictate some degree of higher density?" Is there a state statute or city ordinance somewhere that says South Eugene must be rezoned to allow redevelopment?

Unlike · Reply · 1 · August 9 at 1:27pm

Write a comment...

Seth Sadofsky

August 5 at 11:32am ·

I won't be able to attend, but I support discussion of how to best manage our communities growth.

Like Comment Share

Write a comment...

Richie Weinman

August 5 at 11:27am ·

I support thoughtful compact urban growth and I appreciate the potential discussion. I'm a longtime home owner in the neighborhood

Like Comment Share

ADDITIONAL QUESTIONS – SUBMITTED VIA FACEBOOK TO SWN

Brian Weaver Terri, why is the entire community invited to the mayor's September SW-SAZ forum, which seems to have abandoned the Clark/Brown proposal for a more exclusive S. Willamette neighborhood (SWN) process?

Also, what is the expected goal of the mayor's foru... See More

Unlike · Reply · 1 · August 9 at 2:11pm

Terri Harding Thanks Brian, I will be prepared to answer questions about this map at the meeting. In short, it was created to study the likely effect on redevelopment if incentives such as MUPTE were to be applied to different areas.

Like · Reply · August 9 at 2:38pm

Brian Weaver Ok, I do realized the Envision Eugene - Investment Tool Scenarios document (where the map is from, page #6) doesn't specially state "rezoning", but I did notice that subarea #8 overlays with the SW-SAZ. Furthermore, the city has mentioned that a "rezoning template" will be developed from a possible SW-SAZ. (In this case, the map looks like a rezoning "wish-list.")

If this is the case, such a template needs to be clarified and publicized BEFORE the mayor's forum, for whatever the forum will be worth. (Hence, my first question) Again, it's been a lack of transparency and outreach is what's been part of the problem with the SW-SAZ proposal.

Like · Reply · August 9 at 3:15pm

ADDITIONAL QUESTIONS – SUBMITTED VIA FACEBOOK TO SWN

Bob Hart
August 4 at 5:20pm

Will see about attending. We Resthaven neighbors just lost the decision over the definitely not low density housing being proposed by the property owner which will certainly change our neighborhood and enrich his pockets. In this case our own tax money will be used against us!

Like · Comment · Share

3

Write a comment...

Susan Klein
August 3 at 4:35pm

I'm against any development in South Eugene. I am working on that proposal of 172 housing development/plan at the Rest Haven mortuary cemetery! —-172 units, people! I am hoping others who live out this way will come on board – there is power in numbers! The traffic is already like a highway/freeway going out towards Spencer Butte.

Like · Comment · Share

3

Danika Esden-Tempska Agreed, the traffic on West 29th has become so much worse since the three lane change on Willamette street. I can hear the car traffic constantly inside my home. I wish the city would actually do something about enforcing the speed limits. Also, every time I go down Willamette I don't see anyone on bicycles. The number of people riding bikes is so small compared to the amount of traffic.

Unlike · Reply · 2 · August 6 at 1:30am · Edited

South Willamette Neighbors

swneugene.org

REPORT

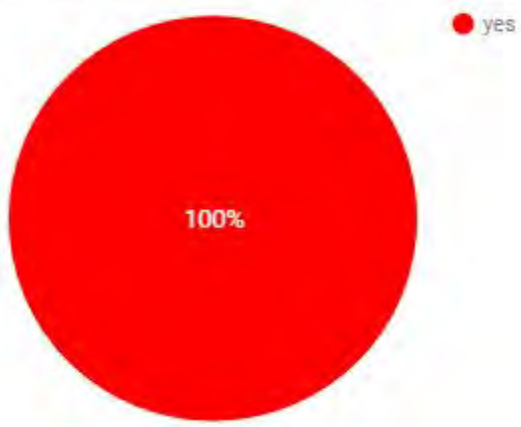
Survey on Resident's Awareness of the Proposed South Willamette Special Area Zone (For Eugene, Oregon, residents only) -

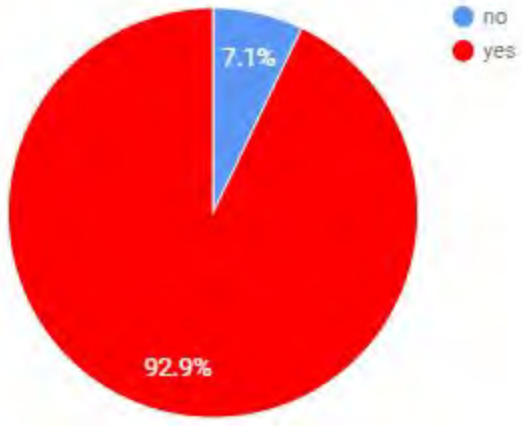
August 12- September 22, 2015

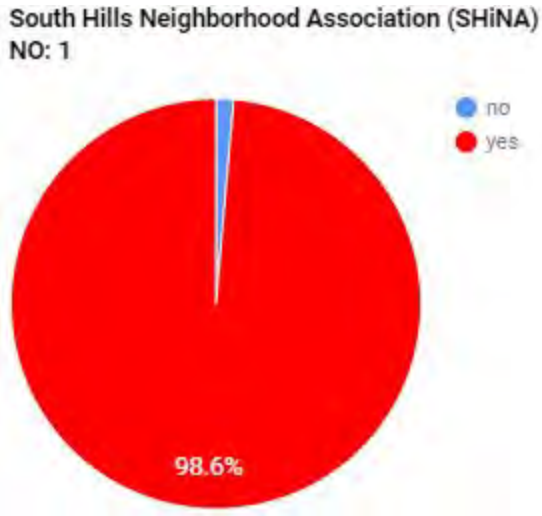
211 Surveys completed

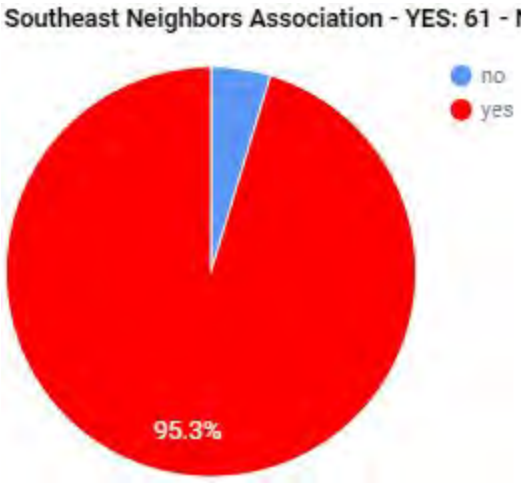
swneugene.org Survey Results by Neighborhood -TOTAL: 211

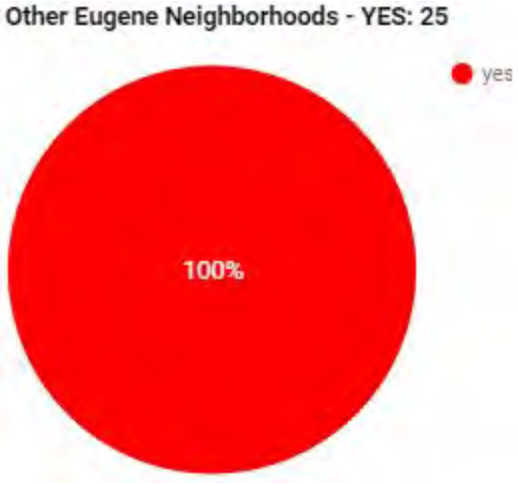
Do you think the City Council should postpone a decision on the rezoning plan?







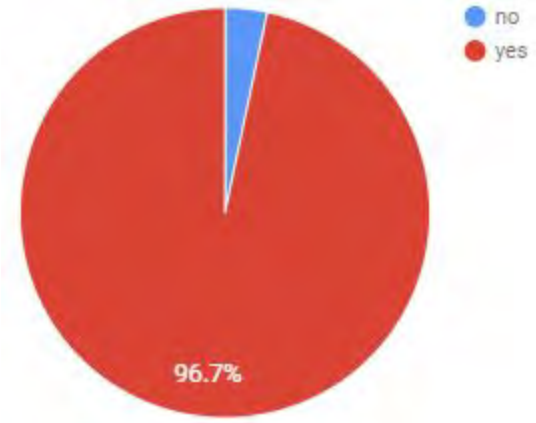




Survey on Resident's Awareness of the Proposed South Willamette Special Area Zone (For Eugene, Oregon, residents only) - **swneugene.org**

August 12- September 22, 2015

211 Surveys completed

Do you think the City Council should postpone a decision on the rezoning plan until the city can better inform residents, so more residents can provide their input? 	**YES: 204** **NO: 7**
Comments (optional):	**When did you first hear about the proposed rezoning plan?**
The City Council seems poorly informed about the plan so they should postpone the rezoning plan until they can both understand the plan through in depth conversations with the city planners and a lot if interaction and feedback from the residents who will be affected; including no only those who do live in the affected areas but also those who are adjacent to it and those further out who will be affected by the massive increase in traffic in the 3 corridors that serve all of South Eugene.	May postcard mailing
The southtown shops and adjacent areas are a destination for the south side of Eugene. Increased density may improve traffic flow when more people can walk to shops and interact with their neighbors. It is true that some garden patches will lose sunlight. Increased property values should compensate for that loss as the neighborhood fills in.	spring 2015
I first found out about the plan in mid May 2015 when the notice for the open house came in the mail. My answers above are based on what I knew or didn't know as of May 2015.	
There is a crisis of communication between the City Council, Planning Department, and residents on this issue, and that translates into a real credibility problem for the City's process in handling this proposal. The City bears the responsibility to have an EFFECTIVE	

COMMUNICATION STRATEGY THAT ACTUALLY REACHES THE RESIDENTS with this information. The City should actively solicit feedback from residents to find out whether its communication strategies have been effective. They should not just assume that if people are not objecting they must have gotten the message and either approve of it or don't care. Clearly the City's public information strategies on this plan to date have failed, and it is wrong to proceed with an approval process under these circumstances.	
Beware when Greed is the motivator. I have been living in Eugene since 1987. Changes have happened, of course, and I have adjusted. Recent changes however have been horrible. Eugene had lost it's unique beauty with the density of high rise buildings.	A couple weeks ago
	only recently
	one month ago
According to their proposal, my neighbor to the south will be rezoned to build a 3 story structure, which will eliminate my solar access. That is unacceptable. I believe solar access laws should be strengthened and protected, because the future will rely more on renewable energy and less on fossil fuels.	2012
I was only aware of the automobile/ bicycle lane issue on Willamette St., because it was written about in the Register Guard.	Around the first of August, from a neighbor who had read about it in Russo's article in the Register Guard.
	recently
	Spring 2015
I have spoken to several people who attended the ""Envision Eugene"" programs and no one said that they were aware of the scope of changes planned. There is always the talk of ""save our farmlands"" but the valuable farmlands of Seavey Loop are trying to be taken for industrial use. A Eugene resident-I have attended the ""Springfield Envision"" programs and have observed the process. There were only certain questions that were allowed by the presenters-no active discussion was allowed and when it was attempted the extra questions were ignored until the Seavey Loop residents were escorted from the meeting. What has happened to the rights of homeowners? Now Eugene is facing this ""Envision Process."" To me this ""Envision Process is a ""land grab"" with little thought to democracy or livability. There have been no traffic studies, no parking studies, no vertical height studies, no projected school population increase studies, etc. The Capstone Apartments are also a reminder...there is little beauty and few trees in this design.	in Eben Foder's Op Ed in Register Guard

Recently, I was at the Blue River Reservoir and there was little water in it. Until we have a better idea of what we are facing drought and climate-wise, I think that this un-mandated population increase and re-zoning of Eugene is very unwise.	
No more apartment buildings on Willamette! especially 5-7 stories high!	Through the email from Friends of Amazon Creek
Thank you for getting the word out and organizing a concerted effort to stop the madness.	About two weeks ago
If Dale Deason has his facts straight in the opinion piece he wrote in today's RG, then it certainly seems as though the City Planning folks are trying to fast track the proposed rezoning to minimize having to deal with what will almost certainly be negative/critical local neighborhood feedback. I support the overall goal of increasing dwelling density in Eugene as a way to prevent or at least delay expanding the urban growth boundary, but I don't think we need to create continuous 5 story urban canyons to achieve it. The current south Willamette special area zone rezone plan needs more thought and refinement.	From neighbor Eben Fodor
There is no immediate need to rush into something this important. We need to start over and get neighbor's input and make sensible decisions.	One week before the city commission was going to meet
	A few weeks ago
Postpone the vote. Inform the people.	8-17-15
I think this plan is an example of putting "the cart before the horse" If you don't improve Williamette for traffic flow first then you will be causing a huge nightmare for businesses and commuters. It's already pretty intense in this area I can't imagine what it will be like with more people living in these new complexes Also I am not happy that more affordable housing isn't being considered, instead it's being taken away. This certainly defines "gentrification". Be careful what you do here because you will affecting many people's lives and possibly livelihoods in a negative way.	Register-Guardian
The lack of communication on this proposal raises an eyebrow to the city trying to get something past the residents with little input and opposition. I love the south Eugene and work very hard as single mother to be able to afford to raise my children in this area of town. Therefore I take a lot of ownership on what happens to this area. I want more information from the city council on how the impact of increased traffic would have on Willamette street and surrounding areas. And how much of the beautiful landscape that makes south Eugene special - the majestic trees. How many will we lose?	8/17/2015
I went to a neighborhood block party just last weekend. No one I spoke to knew of this major impact on our neighborhood. If they did, I bet there would be loud opposition. This neighborhood is improving--people are moving in and fixing up these homes. Don't destroy our neighborhood.	A couple of weeks ago, through SE Neighbors

I am strongly opposed to having tall apartment buildings looking down on my home and yard, which I own. it would block the light, and create more trouble than you could imagine	Feb. 2015
The City Council agenda now has the dates for a workshop, public hearing, and decision. That is tentative of course, but you should add it to your site, as tentative. (It could be earlier, so it bears watching, but that caution could be part of the "tentative notice".)	Not sure; perhaps May 2015
Too much traffic, when willamette st is already way too busy!!!!	A friend
	Notice on Facebook
How can you justify this especially cutting traffic lanes on Willamette? Who is behind this "plan" for such high density here? Where will the planners strike next? Who will pay for all of this?	About one month ago.
	August 2015
Not sure. The info has been out there but people don't wake up until it gets real. But more involvement is better!	Last year
Traffic has changed considerably already with the building of the Cascade Manor addition. Both construction workers and in house staff now park on the street because they have built on the lot that was used for employee parking. Given the hilly nature of our streets, cars are parking all day and making it more dangerous and difficult to get out of our driveways.	From neighbors
Take a look at how it is done in Germany	today 8/18/2015
	8/18/2015
Moving ahead with such a long-term impact on so many people absolutely should not be rushed. Those of us who live in this area NEED to know about this. I imagine most people would not appreciate our area becoming so much more crowded, particularly without the added, adequate road expansion needed to accommodate such an increase in traffic.	This email
	Register Guard
	Last week in registered guard
I think the City should not only postpone their decision, but they should commit to changing the rezoning plan using residential input. The current plan is completely unacceptable in the allowed heights and proposed density. There are ways of making the plan successful that would be acceptable to the neighborhood and create more sustainable projects for the developers. It could be a win-win situation rather than one that will be opposed at every step of the way.	A Register Guard article
	email from a friend
Rezoning will serve to increase higher density housing in an area which is loved by the residents for the delightful blend of zoning. Increased density means increased traffic on Willamette, which is an issue that is currently a challenge at best (3 lanes will not solve the problem). Eugene's planning commission and traffic engineers have routinely ignored residents, logic and sensible planning in the interest of growth. It is time to evaluate growth	Friend

and slow it down, focus on a green belt. Cease sprawl. Ultimately home values will increase. The University area is already overly dense with rental housing. Willamette is close enough to the University and downtown with its over built rentals.	
I bought a home in this area because it is accessible, relatively safe, with tolerable traffic and adequate shopping. The city council should leave well- enough alone. Growth is not always a good thing. Perhaps the effort would be better spent to renovate/upgrade the rundown areas of River Road instead of inflecting changes on this very content with the status-quo area of the city.	a month ago
We were horrified to discover this plan. We live in a quiet, tranquil neighborhood in the trees, and we're a close group of neighbors who would like adequate time to research this rezoning plan and have the opportunity to discuss with City Council.	from The Register Guard
Putting aside the immediate impact of large dense development on adjoining neighbors one of the biggest issues I see is that the transportation infrastructure is not adequate to manage the increased density.	this last July
A mailing should have gone out to all those affected by this change. I understand, legally, they didn't have to but this it big...for this area. I already don't like the Willamette St decisions...	8/23/15
I was told about the plan by a neighbor, and in a couple days when I found more info about it the public comment opportunities with the planning commission were closed. There was another session, but it said no public comment could be made. It seemed pretty late in the game for affected residents to find out. We have live in this neighborhood for 27 years, and stayed here because we like the nice quiet area. This could change for the worse if this is approved as is.	After Public input sessions were closed
This development is too fast. Would benefit the developers, not the residents. Property values will go down, loss to home owners.	last year
I was first aware of Cascade Manor's new construction plans at our Neighborhood picnic in 2013 I went to the city and spent the better part of a day asking about it. No one could give me any information. Later that summer I was invited to an information session at Cascade Manor concerning new construction on 29th. Place. Following a meeting with Cascade Manor I was made an offer for purchase of my residence at 55 W. 30th. I was told nothing about any zone changes.	May 2015
	A couple years ago
I do not live in the propose impacted area, however I do not support the city planning department, nor do I support much of the city government altogether. I find them to ignore public input, while being deceitful in their plans, i.e. Envision Eugene	In email from the city's planning dept.
The proposed changes in zoning will negatively impact our neighborhoods. The proposal has not had enough discussion and input from affected residents. The City of Eugene does not have a good track record when it comes to density efforts, tax breaks and design. For example, the West University neighborhood has been dramatically altered by an over supply of ugly, poorly conceived student apartments.	Neighbors who posted sign and articles/letters in Register Guard.
changing willamette from 10 story to 5 is an improvement; the rest is bunk and boondoggle	june, 2015

I answered that I was aware of the plans, but I only became aware when I received the notice of public hearing. The amount of time before the public hearing was totally inadequate to read and understand the scope of the rezoning plans and the details about what kinds of development it would allow.	When I received the notice of public hearing in May, 2015
Lousy information or no information from city---sick of stuff like this.	not sure
	June 2015
	2014
My comments to the Planning Commission about the inclusion of retirement center apartments in the proposed R/A zoning and the adverse impact on a neighborhood of retirement center apartments that provide meals and other services to residents (vs. normal apartments or rowhouses where residents are not dependent on services being provided in-house) were ignored by Planners and not brought forward to the Planning Commission for their deliberation. Also, early on, a few years ago, I completed surveys about proposed changes to Willamette Street. At that time the area in question was from 24th to 29th Avenues. I saw artist renderings of rowhouses. I commented about the need for bike lanes on Willamette Street. In my opinion, these two issues (restriping Willamette and the rezoning) have become intermingled.	May, 2015
	August 25
	Fall of 2014
Even as I answered yes to knowing the potential zoning changes to my neighborhood and that this could all happen as soon as Sept, these "knowings" were because of the SWN. The early community involvement was frustrating because it wasn't truly a discussion. It felt that there were given "pawns" and we were asked to move them around. The question was not whether we thought there should be planning of this nature at all.	2013
It is the right of a property owner to be informed by the city on such a change that affects this area so drastically.	At 2nd meeting of SWNeugene
1. I have great concern on the density that will affect traffic and intersection safety regarding the entire length of Willamette along with 30th Avenue, 29th,Friendly St., Crest Drive and Chambers. I already have seen traffic increase due to the recent construction of high-rise apartments for student housing in the downtown area. An eye sore and from what I understand incorporated many out-of-state contractors. 2. Why South Eugene? Who is promoting this development zoning plan? For what true purpose? This area is primarily a neighborhood lifestyle, homes not apartment or mini-apartment complexes. Maybe the city should look at 11th Avenue, where shopping and the new EMEX bus line is available. 3. I am discouraged and feel quite dismissed that the City Council is on board such a major surgery for this part of our town. 4. Once again, this feels more of an economic favor for the developer community.	Our newsletter and summer potluck

Should this get pushed through, it will change the casual look of South Eugene, and will transcend into the Beaverton sterile look. Thank You!	
This whole fiasco seems like a decision made without citizen representation or input.	By a VERY small sign posted on a lot near the new construction of Cascade Manor
I have been following the Willamette traffic reconfiguration plan since I bought my house in 2010. I was aware they were also proposing changes to the zoning on Willamette and Portland Street, but had only heard that the lower portion of Portland would be multi-family, which makes sense given the more developed nature of the northern block or so of Portland. However, it was not until April 2015, after public comment had closed, that I heard that they were considering/proposing very high density residential development, with the potential of up to seven stories! Very different from the 2-3 story structures that are currently in those couple of blocks and what was part of the original discussion/proposal. There was never any notice that I saw in the materials that were shared on the public email list that high density development at that scale was being proposed. The first I heard was when a neighbor posted a sign in their yard about the change and by that point it was "too late" for additional public comment.	April 2015
This is someone's horrible idea that for some unknown reason has gained favor and traction -- it's now like a runaway train -- and it has nowhere good to go. There will be no winners in the long run. The residents who live here, who have worked to make their homes the best they can be, are losers. The city who "think" they know what they're doing, are taking a wonderful area and turning it into "another experiment" (remember the mall, and all the stores that 'left' the mall) -- this will have much the same result. After ruining the area, including our ability to sell our homes at a decent profit if we choose to, in the long run we will be left with a blighted area and the city will just throw up their hands and say, "well, we put more people in there and that was our intent!" And that sucks!!	a year or so ago
I am concerned about the unintended consequences of density, high rise buildings, and infill. Is there adequate capacity to park and drive the increased number of cars that would be present in this area as a result of a more dense build up? Is it safe to reduce the lanes on Willamette Street at the same time you substantially increase the number of cars in the immediate area? With all the driveways along Willamette Street, how do you create a safe street for pedestrians, bikes, and cars? Will the character of the neighborhoods be lost to a monoculture of high rise buildings?	6 weeks ago
I think it is critical that the rezoning plan be delayed and that the City Council have a number of opportunities to meet with the residents and then to drill down on the plan with the city planners. There has been a lot of miscommunication and lack of clarity and given that the rezoning will fundamentally change the area, any changes should be carefully considered with the maximum amount of input and clarity.	May when the Planning Commission Meeting postcard was sent out

As proposed, this plan will ruin existing single-family neighborhoods around Willamette St. It will block sunlight and views, increase noise and traffic and potential reduce affordable housing in the area.	July 2015
	A few days before an open house. I was surprised that my street was included. The previous road change meetings didn't include my street to my knowledge.
Thanks to the unpaid group of neighbors for building awareness! As I look at the planning commission proposal, I see 400 affordable single family residences being rezoned in bulk for eventual benefit of land speculators. The eventual apartments will be too expensive for low income and minorities. In the meantime (20 to 50 years!) owner's will tend to let current rentals deteriorate until city infrastructure comes and large developers build large projects -- as has been shown in studies in other cities where roads, light rail, parks, and other infrastructure was not put in place before rezoning.	From S. Willamette Neighbors
While the city did an extraordinary job of outreach and inclusivity with/for/at the Friendly Neighbor group, I feel it's also true that the development plan was (& is) being implemented as we sat together with drawings, surveys, info & feedback. During the time I attended those meetings, I wondered if the surrounding neighborhoods were included in the outreach. A previous member of the city visioning team once indicated to a small group of us that there is precedent for neighbors to organize and establish constraints (such as building heights) within a given neighborhood. I think the neighbors that accomplished that were somewhere near the university. Thanks for your continued efforts.	2014
While the 2011 concept plan did not add apartments to the area adjoining my property, as does the present plan, I was nevertheless disturbed that planners, while promising a more attractive walkable neighborhood, had no real plan for it, and simply wanted to designate property areas that could be for commercial use and/or new apartments. The proposals were for the most obvious areas,. None of this was in itself going to make the area attractive any time soon, and no plans were discussed to do so. It was clear that removing utility poles was not in the works, and that trying to encourage businesses along Willamette to remove their asphalt parking lots and the like, features which contribute to the shabbiness of the area, were not in the cards either (for example, see the used sports store, Instaprint, etc). Neither were there any plans to reduce the number of driveways into Willamette, an issue that I brought up in a RG letter to the editor. So the basic things that could be done to improve Willamette was not in the sight of planners. The real agenda was density.	Around late 2011 and eventually I thought it had morphed into the proposal to change Willamette to 3 lanes with bikes, only to find out that really they were two separate plans. I think

	others may have been confused about this as well. In 2011 the concept did not include changes to the west side of Willamette between 31st and 32nd Avenues, as does the present plan. Because the 2011 plan did not affect my property directly, I did not follow the concept further.
There are many concerns that have not been addressed for example: increased heat island effect from urbanization and loss of green space. Impact of density on health. Walkability. Parking.	May
I have spoken to neighbors who do not know of the plan pr who think that the rezoning only involves a few blocks on 29th and a few blocks on Willamette which are already zoned commercial.	2014@ Neighborhood meeting
	a month or so ago
Though I had heard about proposed changes in the area to increase density, I did not see further information or details. I also have not heard of any opportunity to give input to the City about how proposed changes could affect our neighborhoods.	a year ago
I attended a couple of the meetings on the rezoning issue,	more than 1 year ago
I am concerned about the livability of my neighborhood, if zoning changes are put into place. Increasing the population along Willamette Street from 29th to 32nd or 33rd will create a traffic problem. Already it is so difficult to enter Willamette from 31st, that I usually avoid that intersection. We already have a neighborhood w/mixed income housing. I fear another Capstone-type project would be built in this area, changing to rural feel to urban and hot with high walls of concrete. This part of town is not downtown.	mid July 2015
	end of June
This will be a major major change and it will be a high-end expensive out of touch outcome. There are some serious back door/closed session motives and players going on here.	1 month ago

Follow the money because that's what you're going to need to play here. High density will not address livability and affordability. This change is probably already far in the works and the public end of the discussion is just a nuisance formality. Some people are going to make some big bucks in this rezone and they will demand to be paid once it is complete through the sale of the buildings, rent, or lease. It's not about us it's about a few making serious $$$$$ in the guise of UGB nonsense.	
My husband and I have recently moved to this neighborhood. If we had known the City was proposing 3 lanes and high risers, we would not have purchased a home in this area.	maybe a year ago
I'd be happy with a moratorium on building and development in the whole city until a determination is made about how residents feel about such proposed development and the reasons for it,and then only moving forward if a majority of citizens agree that such growth and change is necessary and desired.	Not sure.
stop the giant buildings. i watched the same thing happen in another city, and the streets became giant wind tunnels, and MUCH less pleasant/ friendly.	couple of weeks ago
I was on the email list for the city but never thought that this plan would allow existing one family homes to be bought by speculators, torn down and replaced with massive apartment buildings. I tended to focus on the drawings and setback issues and didn't realize the full implications of this plan. This plan is terrible and will destroy that area, just as we are waiting for the restriping trial on Willamette street.	emails
This will have a huge impact on all of south Eugene and really needs to be thought through very carefully. Please extend the timeline and get lots more input from the many well-educated, civic-minded residents of this area. These people are a source of solutions and energy that could help bring the right vision to fruition.	A few weeks ago
The plan would drastically change the feel of the neighborhood to have multi story buildings jutting above or next to residential homes. I have lived in Eugene all my life and this is not the direction I would like to see the Willamette street area take.	A few months ago
I would rather this not go through.	Just now
No rezoning please - leave area as it is.	just now
	about 2 months ago
	Spring
I feel the city planning department has pursued a grossly inadequate path of informing residents of their proposed zoning changes. The proposal is totally out of scale with the existing neighborhood. My property is one of the lots proposed for new, multi-family zoning and I was not informed about this in any way other than a general notice about a meeting to discuss possible changes to make Willamette street more "pedestrian friendly," and this was well after the plan was fully developed and on paper. I believe the department was purposely vague in their minimal announcements, counting on resident's confusion over the concurrent plans to change lanes on Willamette, also to make it more "pedestrian friendly." In my interactions with the planning department I have found them to be condescending and pretty much unwilling to listen to my concerns. The plan has a naive	May 2015

faith that developers will "do the right thing" as it's in "their economic interests." Eugene is full of examples of situations where this faith proved to be a mistake.	
	Mid July
I would like to know the details of this rezoning plan. What I know so far of the proposed changes - to allow up to 7-story apartments and townhouses immediately north of my home - would increase traffic and parking demands and lower property values in my neighborhood.	today
	A few weeks ago in RG
High rise buildings & all the added traffic/congestion would make this already busy & crowded area a nightmare! The whole landscape would change to just another big city & not the Eugene we love.The traffic generated from the shopping center is already difficult to navigate. Add hundreds more cars & it would be impossible.	8/26
The city has done absolutely nothing to inform us. I only found out about this from a neighbor's yard sign. They could have at least put up flyers on all the phone poles in the area, and/or sent flyers to our mailboxes.	today
The re-striping of Willamette is an awful idea. Ever try to navigate chambers street during busy times? It doesn't work there and will be even worse on Willamette. I'll likely reroute my activities and no longer go to those businesses.	News
I would like to learn more and from this survey, I'm gathering this rezoning plan has/is moving quite fast without a lot of public knowledge? As a busy working parent, I would appreciate more outreach from the city providing updated information that affect my part of town. Sometimes they do succeed, sometimes they don't such as this plan. I hope we'll hear more about this plan and be given the opportunity to process the information with adequate time for those that want to provide feedback.	Now reading the above statement
The zoning appears to be driven by the request of a single land owner, and is much too broad in area, and too permissive in heights and densities. This kind of mixed use destroys the livability of existing neighborhoods.	From the RG, don't remember when
The city seems to be in a big rush to destroy neighborhoods. Residents understand what is going on. Will our views make any difference in the decision making? Just how many new multi-story apartment buildings does the city need? There is new apartment construction happening all around the area. It seems like a glut already. Give us a break. We can wait a while for the big influx of all these new people arriving in the next 10-20 years! Where are the jobs?? Look around this town. There are many areas that are wasted space that could be considered for rezoning and making them more habitable. Property owners are being stuck with the costs to maintain the many needs of our city by paying higher taxes while developers are given tax breaks left and right. Please stop destroying the single-family neighborhoods.	spring 2015

I began seeing signs in the neighborhood yesterday and received a flyer from a neighbor today. Although I would not be directly affected, I am concerned about the residential neighborhoods that would have to face towering apartment and other buildings in their backyards, their loss of light and view. After seeing the eyesore that the city allowed Capstone to build downtown with almost no setbacks, I do not relish the idea of having those lining Willamette St. I'd like the city to involve the people most directly affected and those of us who shop in the area.	yesterday
The Council should postpone the rezoning until they've developed and completed a process of contacting and receiving comments from every property owner who would be impacted by the re-zoning plan.	spring, 2015
Allowing this would destroy much of the quality of life in this neighborhood.	Word of mouth, news paper & yard signs
	8/27/2015
I bought this house in November 2014 and knew nothing about the plan at the time. Had I known, I would not have purchased the home. I feel cheated by the city. It will destroy the privacy, sunshine and garden opportunity of my property.	July 2015
I would like to see more multi-family housing in South Eugene. People have to live somewhere and this is a nice neighborhood. Please consider location and the effect on neighbors.	Poster at location
This is a gross change to zoning in an area that is essentially single family housing. The current construction at Cascade Manor is over built and is completely without green space. What happened to the beautiful garden they once had on the west side of the property? It appears the owners are seeking profit only.	about 1 month ago
I would be very hesitant to support greater development along these stretches of Willamette and 29th due to historic and continuing glut of single occupancy traffic.	July 2015
	today, 8/30/15
This area already has too much traffic, air pollution, and quite frankly blight. The city does not expend energy on services we now paid for and the addition of more people seeking to over run what few services we have, is not in anyone's interest. I feel the City must be more directly responsible to those currently paying taxes here. Therefore the City needs to hear how current residents feel about our quality of life and how to preserve that, and not come down simply on the side of developers.	I actually noticed the signs on 8.29.15 thta some neighbors had posted
	8/30/15
When did this idea come out of the woodwork? Other than the developers, who is pushing this? I've lived in my home 39 years, am well informed, but have never heard of this crazy idea. The Cascade Manor expansion is bad enough.	August 15, 2015
	SE Neighborhood email

	neighbor posting at house
The Land Use Code has been known to need up-dating and/or refinement for a long time. This is not unique to the South Willamette area. If the group does not want density, vote for the boundary/expansion of the urban growth boundary. All "successful" cities go through what your neighborhood is concerned about. Control of expansion: individual review of all proposed projects to balance everyones' interests is the ultimate tool for appropriate development/"improvement" of the neighborhood.	2015/Summer
This is something that nobody wants. It will negatively affect these neighborhoods.	Friday, August 28
These plans should be refined before implementing. The current ideas appear more concerned with making new buildings "look nice," and with accommodating developers, than with social planning and sensitivity to group dynamics.	2014
I think that the City has probably already bought into this plan - obviously a lot of work has gone into it - and that convincing them otherwise will be an uphill task. While few neighborhoods purposely seek change, this change is HUGE, uninvited, out of scale, and will adversely impact an area that has not been well-planned (such as putting in entry/exit drives to the Woodfield Station and credit union parking lots that are only 2 or 3 stacked cars away from a busy intersection). At the very least, this kind of density would need to come with substantial investment in public transportation, much better traffic control than currently exists - turning the 4 lanes of Willamette into 2 lanes + 1 turn lane is already inadequate for current traffic and driveways, but with density at this scale, it will be woefully inadequate. I live on Jefferson Street, a medium width street, a bus line, 25 mph, with cars, trucks, and buses that typically go 30-40 mph. With this proposed density, Jefferson will be a de facto thoroughfare for drivers who don't want to deal with the increased traffic on Willamette. Jefferson now has no apartments, only SFRs and duplexes. There are many children on the street, and many pedestrians, typically with children, who try to cross Jefferson on their way to Friendly Park. The city planners need to plan on the ground, in the neighborhood, and not with maps...	when posters went up
The city’s SW-SAZ plan is ill conceived and lacks a refinement plan with correlating public input prior to implementation. Rezoning 229 R-1 properties in bulk is outrageous and breaks homeowners trust with the city. Homeowners who invested financially, socially and emotionally in R-1 zoned properties and established neighborhoods are being traded for development, traffic, congestion and density in this pilot project.	June 2015
This question should really include a maybe option. If a majority of residents feel more input is needed, delaying a decision may be beneficial. In my opinion knowledge and outreach of the plan and process has been extensive with publication of information on the process and plan provided since at least 2012. The proposed changes area shift to the suburban density that our neighborhood now provides, however, they also provide an opportunity to increase the opportunities for more residents to live in a walkable neighborhood and decrease the need to expand our existing UGB. Our neighborhood density is less than many other communities and could become a more vibrant and enriched area through full development of the proposed plan. The plan will naturally not	January 2012; in FAN newsletter

develop overnight and the proposed would give those who do not drive an area within eugene to live where car ownership/ use is not needed.	
We are mid-negotiations on buying our dream home on Portland Street when I learned about the rezoning plan (today)! I am shocked and dismayed and want city council and city planners to know that I am strong opposed to development changes extending beyond 29th. I do think that Willamette Street could use a facelift, but to infill with large apartment and mixed use buildings in my residential neighborhood is not what I "Envision" for Eugene.	Today
As a fairly new resident of Eugene I am saddened to hear that such a big decision is being decided upon without considering the opinions and concerns of the residents who will be most affected. I hope the rezoning plan will be postponed until residents can voice their concerns.	August 29th, 2015
	July 20,2015
	8/31/2015
We think this neighborhood is of greatest value as it is now.	Email from Friends of Amazon Creek
	Article in the Register Guard
Lets postpone to allow time to gather more info and input from our community. If we are going to be forced to grow lets make sure we are headed in the correct direction. Lets work together to put a plan in action that would fulfill our communities wants and needs. There is no rush to ram a plan through that will open up the flood gates for urban growth. We have one opportunity here lets make sure that we get it right!!	08-25-15
As a resident of South Eugene, I am very concerned with the prospect of development on the south side of Rest Haven Cemetery and now this rezoning plan. What happened to having a pleasant, liveable neighborhood, to raise your kids and enjoy your home without massive development and all its attendant ills? Willamette Street is being considered for only two lanes of thru-traffic and the city wants to build more residences along/adjacent to it?? Makes no sense, people!! Who gains by this rezoning, surely not the current residents! We need a big time-out on this before any further action is taken. Thank you.	Two months ago
I think there are many problems in our South Eugene area the primary one being that I do not feel the area is safe for bikes and pedestrians. My kids go to school at Lincoln and 29th, and I do not feel that there is a walkable or bikable route that is as safe as I would like. I am concerned that the proposed rezoning will add to the safety issues for my kids. I am also wondering why our area has been chosen for this rezoning, rather than looking at all of Eugene and asking the citizens where they would like to see increased development, or building heights.	Neighborhood Association email
I had no idea of the great impact this would have on us. It seems as if the details were kept hidden from the public. This needs to be examined more closely and south Eugene citizens need to be informed and involved in the decision making.	don't remember-awhile back
In working 80 hour weeks, I have very little time to digest complex, multi-page, multi document zoning plans so I was not aware of the scale of the changes until very recently,	post cards sent to our store

within the past month. My husband had a stroke recently, though, so until now I've been unable to provide feedback. Thanks for providing this opportunity. This change could put our business OUT of business!	
Ultimately, I think that the rezoning is a good idea, as it helps to reduce sprawl and increase liveability for more residents of all SES in our city, making neighborhoods more walkable and less reliant on cars.	a few years ago
	Sept 3, 2015
	when signs started to go up
I just recently moved from 24th/Portland and/or have lived in south hills for 15 years. Willamette St. is one of my neighborhood shopping areas. I don't want to see this development happen! Btw, what does this rezoning mean? Are the 229 single family homes to be destroyed for 7 story apartment buildings?	2-3 weeks ago
This is soooo wrong! I have invested my life savings in my house and now I will either be forced to sell at much less than I paid or live in the kind of neighborhood I NEVER would have chosen. How can this happen??? We CAN'T LET this happen!	When my neighbor put a sign in his yard, 5 days ago
	Lawn Signs
To be blunt: developers are running the show in Eugene, and have been for some time, witness projects downtown that have no or little occupancy. I am not informed to speak further, except to say that as a 38-year resident of Eugene, I have seen changes (13th & Olive) which are completely against the environmental ethic and integrity of old Eugene. A recent visit from a UO alum who graduated in Architecture, her words: "It's a clusterfuck! Neighborhood character has been destroyed, eradicated.	Register Guard in July? and neighbors
My first choice would be to replace the City Council en masse. Failing that, we citizens need to prevent them from further blighting our city as they've done with previous projects, evidenced most recently by Capstone's irresponsibly conceived and horribly executed monstrosity downtown. I'm not clear on what gives them the authority to destroy our quality of life, but I have to believe that our authority as the citizens who - theoretically - appoint them should trump theirs. I assume their motivation is "preparing for population growth", but trust me - any potential new arrivals will flee to more eco-friendly and livable areas rather than subject themselves to life among the results of such reckless and disrespectful city planning.	When the signs appeared
	Register Guard day before meeting
I strongly oppose this rezoning, and I think it would be detrimental to the neighborhood. I am a home owner, and I am concerned about the impact this will have on the value of my home, my commute, and my family.	Late August 2015
	today

I would like a sign to place in my yard opposing the rezoning.	During its initial meetings.
	newspaper & postings
When given a problem, Eugene has a tendency to rush in when perhaps they should be more cautious and actually spend time surveying, listening and responding to taxpayers' concerns. Instead the city of E. does what it wants after displaying faux concern, if any. This city has horrible new apartment buildings all over: downtown, Franklin, Bailey Hill, O of O area, etc. Whoever is approving these pavement to pavement egg cartons most likely does not live near them and certainly is not looking toward the future. No 7th generation planning here.	last week
This HUGE blanket rezoning is not what anyone wants. The traffic that this would create is unfathomable. Neighborhoods matter. By adopting this plan, you are saying that future residents are more important than people that have lived in the neighborhoods for 30 years. This plan puts density above every. Tone it down.	June
	mid- July
Also have no idea on what this rezoning is based. Isn't there a neighborhood plan or land use plan that sets policy? Why has city planning dept ignored it?	Aug 24 sign in neighbor's yard
Our neighborhood traffic is already over burdened. The density of housing and shopping has NO NEED to be increased. We DO NOT want to become like Portland!!! Building higher and closer to the street blocks out light, air flow, and creates more noise. Just because a few greedy people want such a plan is never a reason to move forward with city rezoning. Leave the zoning as it, and while you are at it leave Willamette St alone too. I ride a bike and we have great access to Willamette St from the existing bike path at Amazon or on Portland St.	a friend in the neighborhood
We live in a bottleneck already. We do NOT need or want TALL buildings up and down our street. Our traffic is already a challenge and to just add to it and then even think of messing with Willamette St, reducing it to 3 lanes is just plain crazy.	my wife
	August 2015
	sometime in August 2015
Rezoning is a bad idea. That section of Willamette St already has traffic problems, and increasing population density will only make it worse. In addition, why destroy a perfectly fine neighborhood along 29th Ave? This area does not need to be changed - it is fine the way it is. Greedy capitalist developers should look elsewhere to satisfy their insatiable need to destroy and rebuild without concern for the impact on residents. Finally, Eugene does not need to grow in population. It is fine the way it is. We do not need the traffic or crime of Portland or Seattle. I invite greedy developers to go away.	September 1st
This issue is reflective of the way the city misinformed the Crest Drive street project. The city needs to inform taxpayers early in the process and include them in decision making!!	early August
	2 weeks ago

Some information mailed out to those who this affects, including surrounding neighborhoods, is a must. This is sad show the lack of transparency with the city planners. Someone should lose their job with how this has been handled so far.	9/9/15
	letters to the RG
	Month ago from public notice sign on neighbors fence
I live next to an apartment complex. If I have my window shades open and laying in bed, there are 5 different apartments that can see in. This is only a 2 story building and I don't feel like I have enough privacy as it is. If this apartment complex is rezoned and allowed to be 5 stories I would have to consider moving so that I can enjoy my own home and backyard.	8/20/15
Until a neighbor posted info on his fence, in August, I had no awareness whatsoever about the looming rezoning of this neighborhood. Other neighbors agree that they were not informed either. So it's not just me who feels bypassed on this critical neighborhood issue.	August after Bob posted the notice on his fence at 30th & Portland
Public involvement was very deficient. Proposed plan would adversely impact most of South Eugene residents and businesses. City needs to withdraw this plan and start over with a proper planning process.	From a neighbor's op-ed in the RG
a massive arcane plan that took the professionals years to craft is dumped on an unsuspecting public. The city web page mostly hides the real effects of the plan. They give the public a couple to weeks to make comments and then shut the process down stating they did their due diligence. I doubt most of the people who wrote this plan could have digested it effectively in the time they gave to public a chance to "comment". Shut it down in a flaming wreck! No change of this magnitude should be done in this manner. AND I HAD TO PAY TAXES TO BE TREATED THIS BADLY!!!!!! No wonder developers don't pay taxes!	in late august
The expansion of Cascade Manor on 29th and Portland has already had a negative impact on the neighborhood around Portland and Olive Streets between 29th and Crest Drive. Construction worker parking along the neighborhood streets has significantly impacted pedestrian and vehicle traffic by reducing visibility and navigability of these streets. This neighborhood was designed to be a residential, which is why residents purchased homes in the area. A zoning change would reduce homeowner property values and further decrease livability of the area. Property owners and taxpayers deserve equal votes on this proposed change.	neighbors
The wording on this survey is confusing. "Were you aware....?" When was I aware? I was unaware of anything until I saw some of the anti-zoning signs along 29th St. about a week ago. After a couple of days I went to the internet and read a bit about the rezoning in the RG, written a couple of months ago. In that article there was no information about what to do about it.	about Sept. 1

Yesterday I drove over to the first flyer I could find and wrote down your website address. So, I just took the survey, and yes I was aware of the situation, but only because of your flyers and my follow up. Therefore, I assumed I was to respond that I was NOT aware, Wouldn't anyone who finds this survey on your website already be aware that there is a rezoning issue?	
	Last week
My concern is that developers from out of town will come in and build the same kind of shoddy crap that exists at 12th & 13th and Charnelton/Olive (and other areas near campus). I don't want more slapped-together campus rentals clogging up Willamette between 22nd and 29th, which is already an ugly, congested, pedestrian-unfriendly part of this Eugene artery. I would like to see development more along the lines of what we see in the Broadway and Willamette nexus... urban density with a mix of residential and commercial interests, trees, pedestrian-friendly walkways and sidewalks, etc. I opt to dine at Friendly Street Deli over anything on Willamette because of the nice atmosphere in the neighborhoods. Eugene has a real opportunity in South Eugene to increase livability and focus on people and public transport, not cars and more cars. Eugene could promote more "green" building styles and concentrate on community gardens and affordable housing spaces for ALL rather than poorly-built overpriced housing for students at UO. Once the population bubble at UO bursts, then what? I have worked at UO full-time for over a decade now and have not been able to afford to purchase a home of my own due to inequity and poor salaries for non-tenure track faculty like myself. Affordable housing should be available for working people! Thank you. I pray the city will allow more time for the public to weigh in with community concerns! So important!	09/12/15
	9/14/15
It seems like this would have a huge impact on our neighborhoods. I'd definitely like to know more about plans to require adequate parking for such buildings as well as how traffic will be impacted. The city hasn't done enough information sharing about this plan.	When I received neighborhood association newsletter.
Early on, I warned some of the neighborhood leaders that this was a classic Planning Division (PD) "bait-and-switch" process, and that they should not wait to hammer on the flawed "public process" and alert their neighborhood residents. Unfortunately, the PD once again lulled folks into believing there would at some far-off time be a thorough engagement that wouldn't present the larger public and Planning Commission with a pre-cooked zoning proposal. City Council needs to direct the City Manager to stop working on the zone change and instead, initiate a legitimate, community-driven process for a legally-binding "Special Area Plan" as a *Refinement Plan* to the Eugene-Springfield Metro Plan.	1-2 years ago
This encroachment on our neighborhood with 5 to 8 story buildings reduces our property values, creates traffic congestion and high traffic volume usage and blocks our suburb setting that is intrinsic to our property. Even now there is no police patrolling our small streets for reckless driving and speed above the limit. It creates more hazards and injuries for the kids on their bicycles and everyone walking to the Amazon bikeway and walking path. You have not informed us as residents individually. It is irresponsible.	when I saw the "No" signs

information. I find this to be an irresponsible form of political action. Make yourselves known.	
I have attended most all the meetings concerning this matter. The city has done a great job laying out the pros AND cons of rezoning. Frankly I really dislike the way this "South Willamette Neighbors" organization is presenting itself and the issue at hand. It is blatantly one sided not pointing out the many downsides of doing nothing or the upsides of good planning. Who is in this group SWN? Who is funding it? When is it's next public meeting?	2 years
I hope the rezoning goes forward. It will bring needed improvements to the neighborhood. I think that these complaints about noise and expensive apartments are unsupported by facts. The fear of change I hear in this community is about "who" will move in. Simple racism and classism cloaked in a more palatable guise. Given the clear bias of this web site, I hope you will give due consideration to all voices in the area, not just those that support your perspective.	June
Either it will increase property/rental values or it will decrease property/rental values. Pick one please and show your reasoning. This is a plan that increases density within established arterial zones to avoid cutting down forests etc on our perimeter. Please remember that this is a choice we supposedly all made together at one point (UBG).	several years ago
	Spring 2015
I attended several city sponsored meetings on the subject of the South Willamette Plan. I felt that city staff did listen to its constituents. I think it is important that the plan move ahead quickly because current zoning allows building heights along Willamette Street that nobody wants. Our home is adjacent to the plan area and we are happy to see more intense, well planned development in this close-in and desirable area. It just makes sense that this easily accessible commercial area be more dense.8/15/2015 12:41:23 I have now spent a little time looking at your website. It includes no names and no direct contact information. I find this to be an irresponsible form of political action. Make yourselves known.	Several years ago
I have attended most all the meetings concerning this matter. The city has done a great job laying out the pros AND cons of rezoning. Frankly I really dislike the way this "South Willamette Neighbors" organization is presenting itself and the issue at hand. It is blatantly one sided not pointing out the many downsides of doing nothing or the upsides of good planning. Who is in this group SWN? Who is funding it? When is it's next public meeting?	2 years

	July '15, Flyers from neighborhood group.
I live 5 minutes from 29th and Willamette Streets, where I do banking, grocery shopping, pet food, gasoline and almost all business on a daily basis. The area is less dense in population, fewer traffic jams and high quality of living in Eugene. Twenty years ago, I moved to SE Eugene for the reasons of quiet, less traffic and congestion. I am happy with the open space and bike, pedestrian access to all businesses. Look at North Eugene and Coburg Road shopping . It is jammed with frenetic, rude shoppers and cranky drivers because it is so crowded. I place a very high value on the character of a neighborhood and in South Eugene it is premium. Don't put a plan on us that will take away our immeasurable high quality of living and area shopping. IT IS NOT NEEDED. City planners, please incorporate into your thinking the concept of low density for community members who are very content with everything as it exists now. Your plan is a 'one size fits all' and it does not fit in our south Willamette district.	About 9/1/15
I purchased my property last November, 2014. I did not find any rezoning information at that time nor have I received any inquiries for my input from the City's Planning Commission. This will change the character of the neighborhood with a mix of single-family and low-density housing to high-end housing, and force many middle-income families from the South Willamette area. It will aggravate traffic congestion. Two regular-sized cars can barely pass thru if there is a car parked on the street (22nd, 23rd and 24th for example). This is a hilly area, and one cannot increase traffic pollution. We will lose our eco-friendly neighborhood where runners and bikers use the hill to practice. We have trees and gardens that attract birds, bees and butterflies, and create an eco-friendly environment. People will lose eco-friendly neighborhoods from tall buildings and pollution. High-density housing will increase crime in a neighborhood where families and children live. This is a statistically proven fact.	2 months ago from a neighbor
Why would City leaders put the quality of life of potential residents before the quality of life of current residents? That is the biggest question that rezoning, as far as I am aware it is currently proposed, raises I think. Taller rental complexes would mean less sustainable living and less security for current residents, eliminating opportunities like solar energy and gardens, not to mention aesthetic impacts and perhaps lower property values.	Early September
I went to the meeting last night at Good Samaritan. City of Eugene Representatives did not seem to have answers for residents' questions. Time and money have been spent on coming up with a plan that does not consider residents' (and taxpayers') ideas and concerns on their neighborhood.	Saw Ralph McDonald posting signs on Pearl Street.
I bought a single family home in this neighborhood. I liked that neighbors showed pride of ownership (did upkeep on homes) and was in a family neighborhood. Over the years the mobility on Willamette street has become congested. I am opposed to the re zoning plan because there is no plan to deal with added traffic and congestion. Also takes away the family neighborhood feeling. I am opposed to any structure higher than 3 stories.	signs in neighbors yards

I have lived in my home for almost 30 years. I'm extremely disappointed in the city of Eugene for doing this. My property is NOT "OPEN" for the city to do what they want with it. How dare they even consider pulling this crap. City of Eugene council, planners, and anyone else involved should be ashamed of themselves.	couple years ago
Why have residents of the area not received a mailing or email from the City regarding the changes which will so drastically affect the neighborhood? Why has there been no request for public input -- and wisdom! -- regarding the reality of how things work in our locale? Narrowing Willamette is incredible concerning the emergency vehicles that need access. In my view, this is another developer coup.	over the summer
I have my suspicions about the way this has been "handled" by the City Council, feeling the city manager is up to his old tricks.. making decisions to benefit his buddies the developers. His apparent nonsense with using General Fund monies to "build"?? a city hall, necessitating a vote on a levy to assist the library is one step too far.. and I'm suspecting the same sort of nonsense for S. Willamette.. where I think the idea to redesign Willamette St is a travesty.	a few weeks ago
This sounds like an absurd, not thought-out plan, and needs WAY more input from the residents and from the broader community. That whole neighborhood needs more thoughtful planning, not a broad-stroked developer-run bulldozer of a plan.	When it hit the newspapers and other media, don't remember date.t
In the past five years, my wife and I have focused on securing full-time professional positions, earning a master's degree and professional licensure, and parenting a young child. This, in addition to the responsibilities of home-ownership. I admit that the city did a good job of sending out flyers and mailers about information sessions. What the city did not do: 1) Inform prospective buyers in the affected neighborhood of the plan (many people bought houses in the to-be-affected areas not knowing of the SW-SAZ); 2) Provide opportunities for input that would accommodate hard-working and very busy folks like us, and 3) Actually seek out input by visiting homeowners in the area to provide information, answer questions, and elicit feedback.	~2011
	< 90 days ago
	Friends of Amazon Creek
	Last year when a neighbor was polling people for their opinions on the issue.
	on receiving your email

The Willamette Street issue is preposterous to me already. That the city council could shrink the road and raise the density, both of which are terrible ideas, is inconceivable. Eugene is a poorly designed, unattractive and poorly run community. South Eugene is not the right place for such density. It is too removed from necessary services and larger stores and the U of O and downtown. Cars are required for successful access to South Eugene, cars that will further clog the roads in what is designed to be a residential neighborhood.	9/15/15
	City Club meeting
	signs on the street
even though there's heavy traffic and lots of businesses on willamette st,, the surrounding area is full of pleasant family type dwellings, and feels residential. it looks affordable for young families and older "raised-our-kids" people and singles. tall buildings would change that. the old, historical-feeling west university district been destroyed in the last 5 years, replaced by trashy tall quads, etc. the north end of the south university district is under attack by tall apartments. the east university district is being hammered on its west side by more big buildings. the downtown is quickly becoming a place of narrow streets, tall buildings (often w/ no street-side vegetation) - reminds me of how downtown san francisco became a cold place of wind tunnels. i've also been thinking about Willamette in the 1950s-1970s, the Eugene's Queen Drag Strip. Noisy! dangerous! not livable! no fun for neighbors! the street had to be split up into various 1-way chunks between 30th ave. and the train station, so the dragsters couldn't circle around all night. the streets and homes near to willamette street are livable now, neighbors can sleep at night, and it's not as dangerous on the surrounding streets. best to leave what's working alone. please stop the drastic quick intense changes to our sweet little city, it's losing its personality and charm. change coming this fast is forced, hard to adjust to and PROBABLY making a few people rich and leaving others with too few options (where to live in eugene? you get to choose between a giant apartment building, and a giant home in the suburbs - agree!!!!)	sometime in august
RESPONDENTS WHO SUPPORT THE PLAN	
I attended several city sponsored meetings on the subject of the South Willamette Plan. I felt that city staff did listen to its constituents. I think it is important that the plan move ahead quickly because current zoning allows building heights along Willamette Street that nobody wants. Our home is adjacent to the plan area and we are happy to see more intense, well planned development in this close-in and desirable area. It just makes sense that this easily accessible commercial area be more dense.8/15/2015 12:41:23 I have now spent a little time looking at your website. It includes no names and no direct contact	Several years ago

information. I find this to be an irresponsible form of political action. Make yourselves known.	
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Either it will increase property/rental values or it will decrease property/rental values. Pick one please and show your reasoning. This is a plan that increases density within established arterial zones to avoid cutting down forests etc on our perimeter. Please remember that this is a choice we supposedly all made together at one point (UBG).	several years ago
	Spring 2015
The City Council seems poorly informed about the plan so they should postpone the rezoning plan until they can both understand the plan through indepth conversations with the city planners and a lot if interaction and feedback from the residents who will be affected; including no only those who do live in the affected areas but also those who are adjacent to it and those further out who will be affected by the massive increase in traffic in the 3 corridors that serve all of South Eugene.	May postcard mailing
The southtown shops and adjacent areas are a destination for the south side of Eugene. Increased density may improve traffic flow when more people can walk to shops and interact with their neighbors. It is true that some garden patches will lose sunlight.	spring 2015

This petition has collected
300 signatures
using the online tools at iPetitions.com

Printed on 2016-08-28

Additional signed petitions follow. The petition campaign began on October 2, 2015, and ended on April 4, 2016. By the end of the campaign, more than 600 signatures were collected through the online form and by volunteers who canvassed the South Willamette neighborhoods.

Stop Forced Rezoning (SW-SAZ)

About this petition

“Eugene’s existing neighborhoods provide the foundation for the community’s overall livability.” (Envision Eugene 2012 Recommendation, Approved by Eugene City Council)

SOUTH WILLAMETTE NEIGHBORS

PETITION TO EUGENE CITY COUNCIL

As residents, business owners and/or property owners within, around and affected by the proposed South Willamette Special Area Zone (SW-SAZ), we respectfully request the Eugene City Council to suspend the adoption process for the proposed zone change and to develop a refinement plan to address land use and transportation policies that have broad community support as an appropriate plan for future evolution of the established residential neighborhoods and businesses in this area.

Further, we request the City Council to direct that this community-based process be guided by Statewide Planning Goal 1, which requires meaningful involvement of a cross-section of affected citizens in all phases of the planning process.

Further, we request the City Council ensure the outcome of this process fully and faithfully conforms to Envision Eugene Pillar #5: Protect, repair and enhance neighborhood livability.

Signatures

1. Name: Richard A. Sundt on 2015-10-02 06:09:58
Address (required):
Neighborhood:

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2. Name: Bob Larson on 2015-10-02 15:04:12
Address (required): 38 W 30th
Neighborhood: SHiNA (South Hills Neighborhood Association)

---

3. Name: Anna Kate Malliris on 2015-10-02 22:06:17
Address (required): 90 E. 23rd Avenue, Eugene, OR
Neighborhood:

---

4. Name: Sandra J. Fogelson on 2015-10-02 22:07:53
Address (required): 70 E. 23rd Avenue, Eugene, OR
Neighborhood:

---

5. Name: Piotr Esden-Tempski on 2015-10-02 22:14:15
Address (required): 2909 Charnelton Street
Neighborhood: SHiNA (South Hills Neighborhood Association)

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6. Name: Danika Esden-Tempski on 2015-10-02 22:27:49
Address (required): 2909 Charnelton St.
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

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7. Name: Ann Miller on 2015-10-03 18:12:08
Address (required): 3223 Lincoln St
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

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8. Name: marlene lasher on 2015-10-03 18:14:02
Address (required): 3030 Portland Street
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

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9. Name: Christine Sundt on 2015-10-03 18:15:17
Address (required): 20 W 31st Ave
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

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10. Name: William Collinge on 2015-10-03 18:16:52
Address (required): 3480 Kincaid St., Eugene OR 97405
Neighborhood: Southeast Neighbors

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11. Name: Cindy Allen on 2015-10-03 19:14:50
Address (required): United States

Neighborhood: Southeast Neighbors

---

12. Name: Glenda King on 2015-10-03 19:17:57
Address (required): 1890 Friendly St.
Neighborhood: Friendly Area Neighborhood Association

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13. Name: John Koenig on 2015-10-03 19:18:54
Address (required): 3968 Brae Burn Dr., Eugene, Or. 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

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14. Name: Kenneth Neubeck on 2015-10-03 19:34:34
Address (required): 2020 Monroe Street
Neighborhood: Friendly Area Neighborhood Association

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15. Name: Jane Katra on 2015-10-03 19:47:17
Address (required): 4017 Dillard Rd./ PO Box 51484, Eugene, 97405
Neighborhood: Southeast Neighbors

---

16. Name: Robert Roth on 2015-10-03 20:08:59
Address (required): 2510 Kincaid Street, Eugene
Neighborhood: Amazon Neighbors

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17. Name: Kimberly k Penn on 2015-10-03 20:11:06
Address (required): 345 W 39TH AVE.
Neighborhood:

---

18. Name: Karin Almquist on 2015-10-03 20:35:55
Address (required): 90 E 37th Ave, Eugene
Neighborhood: Southeast Neighbors

---

19. Name: Amy Raven on 2015-10-03 20:48:31
Address (required): 1885 W. 15th Ave.
Neighborhood: Other Eugene Neighborhood

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20. Name: Mark Hougardy on 2015-10-03 20:59:35
Address (required): 418 Heritage Oaks Dr, Eugene, OR 97405
Neighborhood: Southeast Neighbors

---

21. Name: maurya kaarhus on 2015-10-03 21:06:26
Address (required): 681 Empress Ave, Eugene 97405
Neighborhood: Southeast Neighbors

---

22. Name: Mary Diane Nelson on 2015-10-03 21:10:34
Address (required): 3510 Kincaid Street, Eugene

Neighborhood: Southeast Neighbors

---

23. Name: Susan Burns on 2015-10-03 21:10:58
Address (required): 4915 Garnet St. Eugene, OR 97405
Neighborhood: Southeast Neighbors

---

24. Name: Patricia A Bitner on 2015-10-03 21:26:56
Address (required): 1925 E 26th Ave
Neighborhood: Other Eugene Neighborhood

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25. Name: Louise Hayes on 2015-10-03 21:27:24
Address (required): 4790 W Amazon
Neighborhood: Amazon Neighbors

---

26. Name: Dennis Hoerner on 2015-10-03 21:29:34
Address (required): 1374 E. 23rd Avenue 97403
Neighborhood: Other Eugene Neighborhood

---

27. Name: Eve Woodward-Shawl on 2015-10-03 22:06:21
Address (required): 630 West 30th Avenue Eugene Oregon 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

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28. Name: Cliff Etzel on 2015-10-03 23:01:28
Address (required): 2568 Potter St
Neighborhood: Amazon Neighbors

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29. Name: Ernie and Jane Rimerman on 2015-10-03 23:20:43
Address (required): 250 E 42nd Ave Eugene
Neighborhood: Southeast Neighbors

---

30. Name: Paul Weill on 2015-10-04 00:03:25
Address (required): 174 West 31st Avenue Eugene Oregon 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

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31. Name: Matt Laubach on 2015-10-04 00:07:00
Address (required): 184 E. 26th Ave, Eugene, 97405
Neighborhood: Friendly Area Neighborhood Association

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32. Name: Bill Evans on 2015-10-04 00:31:56
Address (required): 2925 Durbin St
Neighborhood: Other Eugene Neighborhood

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33. Name: T Mueller on 2015-10-04 00:42:25
Address (required): 2059 Friendly St

Neighborhood: Friendly Area Neighborhood Association

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34. Name: William Macdonald on 2015-10-04 00:50:21
Address (required): 4980 W Hillside Dr
Neighborhood: Amazon Neighbors

---

35. Name: Leslie Ryan on 2015-10-04 01:15:11
Address (required): 2715 Jefferson St
Neighborhood: Friendly Area Neighborhood Association

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36. Name: Ingrid Edstrom on 2015-10-04 01:29:33
Address (required): 1102 Hodson Lane Eugene OR 97404
Neighborhood: Other Eugene Neighborhood

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37. Name: Dennis Hebert on 2015-10-04 01:49:07
Address (required): 850 E. 38 Ave
Neighborhood: Southeast Neighbors

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38. Name: Janet Hougardy on 2015-10-04 02:39:42
Address (required): 3255 Onyx St. Eugene OR
Neighborhood: Southeast Neighbors

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39. Name: Sophie Therrell on 2015-10-04 05:57:53
Address (required): 474 w 29th st Eugene, or 97405
Neighborhood: Friendly Area Neighborhood Association

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40. Name: Matthew Sieradski on 2015-10-04 06:21:42
Address (required): 320 E 15th Ave, Eugene, OR 97405
Neighborhood: Southeast Neighbors

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41. Name: Hank Murrow on 2015-10-04 07:10:58
Address (required): 1215 Arthur St.
Neighborhood: Other Eugene Neighborhood

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42. Name: Tacey Conover on 2015-10-04 13:43:06
Address (required): 85008 Sarvis Berry Lane
Neighborhood: Other Eugene Neighborhood

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43. Name: Allen J. Hall on 2015-10-04 15:56:59
Address (required): 2945 Oak St
Neighborhood: Southeast Neighbors

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44. Name: Rogena Degge on 2015-10-04 16:25:43
Address (required): 225 Dartmoor Dr, Eugene 01

Neighborhood: Other Eugene Neighborhood

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45. Name: Dennis Clay on 2015-10-04 16:53:45
Address (required): 95 W. 30 Ave.
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

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46. Name: annie rogers on 2015-10-04 17:04:32
Address (required): 210 w 31st Ave.
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

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47. Name: brian bender on 2015-10-04 17:16:19
Address (required): 2225 Hayes St. Eugene, OR 97405
Neighborhood:

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48. Name: Margaret Donahue on 2015-10-04 18:22:37
Address (required): 3480 Kincaid
Neighborhood: Southeast Neighbors

---

49. Name: Bob Becker on 2015-10-04 18:24:28
Address (required): 2470 Jackson St. Eugene
Neighborhood:

---

50. Name: Laura M. Ohanian on 2015-10-04 19:07:34
Address (required): P.O. Box 811, Eugene, OR 97440
Neighborhood: Other Eugene Neighborhood

---

51. Name: N.J. Mac on 2015-10-04 20:08:52
Address (required): 2570 Mcmillan, Eugene
Neighborhood: Friendly Area Neighborhood Association

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52. Name: Heather Borgaro on 2015-10-04 20:21:30
Address (required): 3380 ferry St
Neighborhood: Southeast Neighbors

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53. Name: Lauri Segel-Vaccher on 2015-10-04 21:49:30
Address (required): 1210 E 29TH PL
Neighborhood: Amazon Neighbors

---

54. Name: Kimberly Condon on 2015-10-04 23:20:44
Address (required): 2950 Mill St Eugene
Neighborhood: Friendly Area Neighborhood Association

---

55. Name: Maryellen Larson on 2015-10-04 23:22:18
Address (required): 38 w 30th, Eugene, oregon

Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

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56. Name: Lealan Swanson on 2015-10-05 01:31:48
Address (required): 4550 Larkwood Street Eugene, Or 97405
Neighborhood: Southeast Neighbors

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57. Name: Patricia Spicer on 2015-10-05 01:35:19
Address (required): 195 E 40th, Eugene OR 97405
Neighborhood: Southeast Neighbors

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58. Name: Wendy Simmons on 2015-10-05 03:32:35
Address (required): 4235 Southridge Ct., Eugene
Neighborhood:

---

59. Name: Sharon Poitra on 2015-10-05 03:38:40
Address (required): 2760 Willamette St. #104
Neighborhood: Friendly Area Neighborhood Association

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60. Name: Steven Rolnick on 2015-10-05 14:14:22
Address (required): 3110 Portland Street
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

61. Name: Susan McDonald on 2015-10-05 15:34:45
Address (required): 1448 East 23rd Ave.
Neighborhood: Other Eugene Neighborhood

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62. Name: Rene' Speer on 2015-10-05 15:43:06
Address (required): 237 Hambletonian Dr. 97401
Neighborhood: Other Eugene Neighborhood

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63. Name: Erin Malliris on 2015-10-05 16:25:12
Address (required): 90 E. 23rd Avenue, Eugene, OR
Neighborhood:

---

64. Name: Patricia Krier on 2015-10-05 16:35:27
Address (required): PO Box 5843
Neighborhood: Southeast Neighbors

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65. Name: Robin Winfree Andrew on 2015-10-05 17:44:39
Address (required): 29775 Fox Hollow Rd.
Neighborhood: Friendly Area Neighborhood Association

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66. Name: Bridey on 2015-10-05 17:56:36
Address (required): 4185 Fox Hollow Rd

Neighborhood: Southeast Neighbors

---

67. Name: Tom Connolly on 2015-10-05 17:59:47
Address (required): PO Box 5843, Eugene, OR 97405-0843
Neighborhood: Southeast Neighbors

---

68. Name: Anastasia Baio on 2015-10-05 19:02:28
Address (required): 2109 Lawrence St.
Neighborhood:

---

69. Name: Linda robertson on 2015-10-05 20:28:05
Address (required): 2355 Madison st
Neighborhood: Friendly Area Neighborhood Association

---

70. Name: Karen Leeson on 2015-10-05 21:31:21
Address (required): 3164 Portland St. Eugene, OR 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

71. Name: Vickie Petsch on 2015-10-05 21:52:37
Address (required): 5349 Donald St., Eugene, OR 97405
Neighborhood: Other Eugene Neighborhood, Southeast Neighbors

---

72. Name: ann buffington on 2015-10-05 22:31:50
Address (required): 2145 Garfield St.
Neighborhood: Other Eugene Neighborhood

---

73. Name: Gary Lineburg on 2015-10-05 22:39:44
Address (required): 4045 Oak Street, Eugene, OR 97405
Neighborhood: Southeast Neighbors

---

74. Name: Laura Magpali on 2015-10-05 22:47:56
Address (required): 766 Foothill Dr
Neighborhood: Amazon Neighbors

---

75. Name: Susan Jewett on 2015-10-06 02:18:17
Address (required): 2195 SUMMIT AVE
Neighborhood: Other Eugene Neighborhood

---

76. Name: Betsy Bronson on 2015-10-06 03:04:39
Address (required): 5050 Donald Street
Neighborhood:

---

77. Name: Scott Landfield on 2015-10-06 03:47:35
Address (required): 29 w 31st

Neighborhood: Southeast Neighbors

---

78. Name: Jann Gorrin on 2015-10-06 04:10:36
Address (required): 25 McDonald Court
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

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79. Name: Roxaane Ohara on 2015-10-06 04:41:17
Address (required): 847 e 36th ave eugene or 97405
Neighborhood: Southeast Neighbors

---

80. Name: Lisa Arkin on 2015-10-06 06:58:28
Address (required): 436 West 21 Ave.
Neighborhood: Friendly Area Neighborhood Association

---

81. Name: brian cutean on 2015-10-06 09:04:05
Address (required): 85444 teague loop
Neighborhood: Amazon Neighbors, Other Eugene Neighborhood, SHiNA (Southwest Hills Neighborhood Association), Southeast Neighbors

---

82. Name: Allison Hassler on 2015-10-06 16:17:33
Address (required): 3223 Portland St.
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

83. Name: Melody Carr on 2015-10-06 17:05:17
Address (required): 1745 W 14th Avenue, 97402
Neighborhood: Other Eugene Neighborhood

---

84. Name: Kristen murphy on 2015-10-06 17:59:36
Address (required): 3060 Olive St
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

85. Name: Beau Binder on 2015-10-06 19:36:51
Address (required): Eugene, OR
Neighborhood: Other Eugene Neighborhood

---

86. Name: William Lindros on 2015-10-06 20:04:56
Address (required): 1495 W 26th Ave Eugene OR 97405
Neighborhood: Friendly Area Neighborhood Association

---

87. Name: H. Binder on 2015-10-06 20:18:31
Address (required): 736 4th Street Springfield, OR 97477
Neighborhood:

---

88. Name: Joyce Godels on 2015-10-06 20:34:49

Address (required): 1150
Neighborhood:

---

89. Name: RJ Bell on 2015-10-06 20:56:57
Address (required): 3060 Olive Street
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

90. Name: D. Dier on 2015-10-06 21:24:26
Address (required): 41 W 35th Ave
Neighborhood:

---

91. Name: Abraham Likwornik on 2015-10-06 23:54:39
Address (required): 2983 Ingalls Way, Eugene, Oregon
Neighborhood: Friendly Area Neighborhood Association

---

92. Name: Merrillwatrous on 2015-10-07 00:45:14
Address (required): 462 w 29th Ave
Neighborhood: Friendly Area Neighborhood Association

---

93. Name: John Rude on 2015-10-07 01:01:52
Address (required): 1207 Courtney Place, Eugene, OR
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

94. Name: Vic Hariton on 2015-10-07 03:08:00
Address (required): 400 Fulvue Dr
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

95. Name: Paul Conte on 2015-10-07 04:02:39
Address (required): 1461 W. 10th Ave., 97402
Neighborhood: Other Eugene Neighborhood

---

96. Name: Susan Stafford on 2015-10-07 05:51:17
Address (required): 3306 Storey Blvd
Neighborhood: Other Eugene Neighborhood

---

97. Name: marsha taylor on 2015-10-07 14:50:47
Address (required): 111 w. 35th ave
Neighborhood: Other Eugene Neighborhood

---

98. Name: Laurie Kahn on 2015-10-07 16:15:44
Address (required): 2460 high street eugene or
Neighborhood: Amazon Neighbors

---

99. Name: Clair Van Bloem on 2015-10-07 16:57:50

Address (required): 4970 Whiteaker St.
Neighborhood: Southeast Neighbors

---

100. Name: Kathleen McIntosh on 2015-10-07 19:10:50
Address (required): 150 River Ave
Neighborhood: Other Eugene Neighborhood

---

101. Name: Beverly McDonald on 2015-10-07 23:12:42
Address (required): 55 Prall Lane, Eugene, OR 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

102. Name: John Herberg on 2015-10-07 23:20:17
Address (required): 677 1/2 West 23rd Ave, Eugene, Oregon
Neighborhood: Friendly Area Neighborhood Association

---

103. Name: Julie Lindros on 2015-10-08 00:18:05
Address (required): 1495 W. 26th Ave.
Neighborhood: Friendly Area Neighborhood Association

---

104. Name: Shannon on 2015-10-08 03:23:45
Address (required): 2871 Taylor St
Neighborhood: Friendly Area Neighborhood Association

---

105. Name: John on 2015-10-08 03:27:49
Address (required): 40 E 30th Ave
Neighborhood: Southeast Neighbors

---

106. Name: A Cassin on 2015-10-08 04:02:32
Address (required): 170 E 31st Ave
Neighborhood: Southeast Neighbors

---

107. Name: Mica Contreras on 2015-10-08 05:19:27
Address (required): 2420 Madison St
Neighborhood: Friendly Area Neighborhood Association

---

108. Name: Nicole Slenning on 2015-10-08 17:43:44
Address (required): 295 E. 42nd Ave
Neighborhood: Southeast Neighbors

---

109. Name: Elizabeth Starr Lilly on 2015-10-08 19:04:24
Address (required): 3333 Storey Blvd
Neighborhood: Other Eugene Neighborhood

---

110. Name: Josh Kahn on 2015-10-08 19:33:34

Address (required): 2460 High St
Neighborhood: Amazon Neighbors

---

111. Name: Caroline Forell on 2015-10-08 20:57:39
Address (required): 40 W 20th Ave
Neighborhood: Friendly Area Neighborhood Association

---

112. Name: Lisa-Marie DiVincent on 2015-10-09 04:10:56
Address (required): PO 24111 Eugene 97402
Neighborhood: Friendly Area Neighborhood Association

---

113. Name: ed moye on 2015-10-09 14:27:41
Address (required): 70 w 30th eugene or
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

114. Name: Juventino Lara on 2015-10-10 01:39:52
Address (required): 656 Startouch Dr.
Neighborhood: Other Eugene Neighborhood

---

115. Name: Lora Byxbe on 2015-10-10 02:48:24
Address (required): 677 W 23rd Avenue, Eugene,Or
Neighborhood: Friendly Area Neighborhood Association

---

116. Name: David Monk on 2015-10-11 07:02:56
Address (required): PO Box 51032 Eugene 97405
Neighborhood: Southeast Neighbors

---

117. Name: David Hoffman on 2015-10-11 08:56:23
Address (required): U.S.
Neighborhood: Friendly Area Neighborhood Association

---

118. Name: Brandy Dunn on 2015-10-11 21:17:08
Address (required): 2785 oak street apt #9
Neighborhood:

---

119. Name: Jean Thomas on 2015-10-12 01:14:09
Address (required): 391 Dellwood Dr, Eugene 97405
Neighborhood: Friendly Area Neighborhood Association

---

120. Name: Robert Thomas on 2015-10-12 01:26:49
Address (required): 391 Dellwood Dr Eugene 97405
Neighborhood: Other Eugene Neighborhood

---

121. Name: Eben Fodor on 2015-10-12 03:05:12

Address (required): 394 E 32nd Ave, Eugene
Neighborhood: Southeast Neighbors

---

122. Name: Tom Caples on 2015-10-12 19:04:49
Address (required): 4935 Whiteaker Street 97405
Neighborhood: Southeast Neighbors

---

123. Name: Karen L Coyote on 2015-10-12 19:36:52
Address (required): 175 E. 31st Avenue
Neighborhood: Southeast Neighbors

---

124. Name: Sarah Winter on 2015-10-12 19:41:05
Address (required): 2367 1/2 Willamette St.
Neighborhood:

---

125. Name: Joni Rusk on 2015-10-12 19:43:54
Address (required): 2835 Mill Street
Neighborhood: Friendly Area Neighborhood Association

---

126. Name: Eric Land on 2015-10-12 19:54:11
Address (required): 2640 High Street Eugene, OR 97405
Neighborhood: Friendly Area Neighborhood Association

---

127. Name: Meredith J. Beck on 2015-10-12 20:23:27
Address (required): 66 Prall Lane
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

128. Name: Laurie Levites on 2015-10-12 20:43:19
Address (required): 969 Hiwan Ct, 97405
Neighborhood: Southeast Neighbors

---

129. Name: Karen James on 2015-10-12 21:28:52
Address (required): 3580 Hilyard St.
Neighborhood: Southeast Neighbors

---

130. Name: Patricia Campbell on 2015-10-12 22:46:56
Address (required): 655 west 31st Ave
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

131. Name: Eric Mentzel on 2015-10-12 22:54:38
Address (required): 66 Prall Lane, Eugene OR 97405
Neighborhood: Other Eugene Neighborhood

---

132. Name: Carolyn Jacobs on 2015-10-13 00:04:45

Address (required): 2040 Agate St. Eugene
Neighborhood: Other Eugene Neighborhood

---

133. Name: Laura Wingerd on 2015-10-13 01:41:11
Address (required): 1289 E 28th Ave
Neighborhood: Amazon Neighbors

---

134. Name: Bill Aspegren on 2015-10-13 01:51:46
Address (required): 1939 Alder Street, Eugene, OR 97405
Neighborhood:

---

135. Name: Ryan Scott on 2015-10-13 04:23:38
Address (required): 48 W 23rd Ave, Eugene
Neighborhood: Friendly Area Neighborhood Association

---

136. Name: Robilyn Eggertsen on 2015-10-13 05:04:20
Address (required): 41 E 23rd Avenue
Neighborhood: Friendly Area Neighborhood Association

---

137. Name: Marta Hubbard on 2015-10-13 15:26:02
Address (required): 1422 E43rd Ave, Eugene
Neighborhood: Amazon Neighbors, Southeast Neighbors

---

138. Name: Patricia Hoyt on 2015-10-14 01:16:41
Address (required): 1455 Mesa Ave
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

139. Name: Lillian Almeida on 2015-10-14 03:31:14
Address (required): 3485 Donald St. Eugene OR 97405
Neighborhood: Other Eugene Neighborhood

---

140. Name: Robin O'Gara on 2015-10-14 04:27:01
Address (required): 490 E 46th Ave
Neighborhood: Southeast Neighbors

---

141. Name: David Roderick on 2015-10-14 05:14:38
Address (required): 4240 Kincaid St, Eugene, OR 97405
Neighborhood:

---

142. Name: Karen Kelsky on 2015-10-14 14:36:50
Address (required): 25 Prall Lane Eugene OR 97405
Neighborhood: Southeast Neighbors

---

143. Name: Becca Puleo on 2015-10-14 20:38:23

Address (required): 1576 Olive Street, Eugene 97401
Neighborhood: Southeast Neighbors

---

144. Name: Miriam Cohen on 2015-10-14 23:43:52
Address (required): 770 E 36th ave #7, Eugene OR 97405
Neighborhood: Southeast Neighbors

---

145. Name: Jackie Hudspeth on 2015-10-15 12:42:56
Address (required): 2845 Taylor St Eugene, OR 97405
Neighborhood:

---

146. Name: Kathleen Bosteder on 2015-10-15 22:36:04
Address (required): 55 W 30th Avenue 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

147. Name: Victoria Mello on 2015-10-15 23:19:41
Address (required): 2045 Eastwood Lane
Neighborhood: Other Eugene Neighborhood

---

148. Name: Nancy Kibbey on 2015-10-15 23:59:57
Address (required): 2130 Greenview St.
Neighborhood: Other Eugene Neighborhood

---

149. Name: emily fox on 2015-10-16 05:43:35
Address (required): 455 E.31st AV
Neighborhood: Southeast Neighbors

---

150. Name: Patricia Hyatt on 2015-10-16 14:01:39
Address (required): 1205 Brookside Dr, Eugene OR 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

151. Name: Susan Brenner on 2015-10-16 20:31:16
Address (required): 732 W. Broadway, Eugene
Neighborhood: Other Eugene Neighborhood

---

152. Name: Allen Kibbey on 2015-10-16 21:41:28
Address (required): 2130 Greenview St 97401
Neighborhood: Other Eugene Neighborhood

---

153. Name: Flo Byrne on 2015-10-16 21:49:28
Address (required): 3185 Firwood Way 97401
Neighborhood: Other Eugene Neighborhood

---

154. Name: alexandra schworm on 2015-10-17 03:15:49

Address (required): 1306 w. 28th ave., eugene OR 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

155. Name: Janice Inouye on 2015-10-17 19:52:19
Address (required): 409 E. 34th Ave Eugene
Neighborhood: Southeast Neighbors

---

156. Name: sean on 2015-10-17 22:57:59
Address (required): 660 w 8th ave
Neighborhood: Other Eugene Neighborhood

---

157. Name: Stephen Heider on 2015-10-18 21:03:06
Address (required): 943 Jackson St
Neighborhood: Other Eugene Neighborhood

---

158. Name: Dennis Ray Hyatt on 2015-10-18 21:38:17
Address (required): 1205 Brookside Drive, Eugene, 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

159. Name: Andre LeDuc on 2015-10-19 16:44:26
Address (required): 2252 McMillan Street Eugene OR 97405
Neighborhood:

---

160. Name: Don Dickman on 2015-10-19 16:54:36
Address (required): 190 E 32ND AVE
Neighborhood: Southeast Neighbors

---

161. Name: Patty Cook on 2015-10-19 17:29:48
Address (required): 190 e. 32nd ave. 97405
Neighborhood:

---

162. Name: Christian Costanza on 2015-10-20 16:59:30
Address (required): 5125 Solar Heights Drive
Neighborhood: Southeast Neighbors

---

163. Name: Stephen D. Johnston on 2015-10-20 18:07:38
Address (required): 283 E. 38th Avenue
Neighborhood: Southeast Neighbors

---

164. Name: Bernadette Brockman on 2015-10-21 04:20:06
Address (required): 3061 Whitbeck Blvd Eugene OR 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

165. Name: Rhonda Kalista on 2015-10-22 03:25:35

Address (required): 2435 1/2 Portland St. Eugene 97405
Neighborhood: Friendly Area Neighborhood Association

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166. Name: Barbara Gleason on 2015-10-22 03:32:31
Address (required): Wild Birds Unlimited, 2510 Willamette St, Eugene OR 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

167. Name: Rebecca Fisher on 2015-10-22 13:59:59
Address (required): 1364 Parnell
Neighborhood:

---

168. Name: Gerry Meenaghan on 2015-10-24 14:10:42
Address (required): 2905 Mill St.
Neighborhood: Southeast Neighbors

---

169. Name: Melanie Davis on 2015-10-24 14:38:09
Address (required): 4910 Center Way
Neighborhood: Amazon Neighbors

---

170. Name: Nicholas Chase on 2015-10-24 14:44:58
Address (required): 2520 Cleveland St
Neighborhood: Other Eugene Neighborhood

---

171. Name: Bryn Thoms on 2015-10-24 15:40:20
Address (required): 135 Oakleigh Lane
Neighborhood: Other Eugene Neighborhood

---

172. Name: Susan Klein on 2015-10-24 15:53:44
Address (required): 133 Westbrook way, eugene
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

173. Name: Anne Love on 2015-10-24 15:54:59
Address (required): 133 Oakleigh Lane, Eugene, OR.97404
Neighborhood:

---

174. Name: Jen Moss on 2015-10-24 15:58:18
Address (required): 4750 Franklin Blvd spc S19 Eugene, Oregon 97403
Neighborhood: Other Eugene Neighborhood, Southeast Neighbors

---

175. Name: Jenna shockley on 2015-10-24 15:59:14
Address (required): 5420 Donald St Eugene 97405
Neighborhood: Other Eugene Neighborhood

---

176. Name: Alex Gordon on 2015-10-24 16:13:42

Address (required): 768 West Broadway
Neighborhood: Other Eugene Neighborhood

---

177. Name: Micheal Claric on 2015-10-24 16:49:45
Address (required): 3566 archwood st
Neighborhood: Other Eugene Neighborhood

---

178. Name: Scott Stedman on 2015-10-24 18:28:14
Address (required): 131 Oakliegh Ln Eugene, 97404
Neighborhood: Other Eugene Neighborhood

---

179. Name: Valerie Rogers on 2015-10-24 18:57:11
Address (required): 1785 W. 14h Ave. Eugene 97402
Neighborhood: Other Eugene Neighborhood

---

180. Name: Sarah Mendonca on 2015-10-24 19:15:43
Address (required): 415 Dellwood Drive
Neighborhood: Other Eugene Neighborhood

---

181. Name: Matt McCallum on 2015-10-24 23:10:20
Address (required): 88 West 31st Ave Eugene
Neighborhood:

---

182. Name: larena sullivan on 2015-10-24 23:21:01
Address (required): 850 e 38 ave, 97405
Neighborhood: Southeast Neighbors

---

183. Name: Polly Moak on 2015-10-25 02:28:34
Address (required): 83 W 20th Ave, Eugene OR 97405
Neighborhood: Friendly Area Neighborhood Association

---

184. Name: Barbara Wirtz on 2015-10-25 04:42:27
Address (required): 860 W. 36 Avenue Eugene 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

185. Name: Stacy Spangler on 2015-10-25 04:43:55
Address (required): Eugene, OR, 97401
Neighborhood: Other Eugene Neighborhood

---

186. Name: Ali Ozgenc on 2015-10-25 04:53:49
Address (required): 796 Kelly Blvd., Springfield, OR 97477
Neighborhood:

---

187. Name: Heather Sielicki on 2015-10-25 14:18:27

Address (required): 1555 E 31ST AVE
Neighborhood: Southeast Neighbors

---

188. Name: JD Thomas on 2015-10-25 18:01:10
Address (required): Bailey Hill Eugene,OR 97402
Neighborhood:

---

189. Name: Carol Silverman on 2015-10-25 19:59:00
Address (required): 3150 Portland St. Eugene OR 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

190. Name: Caroline Dunn on 2015-10-25 20:14:40
Address (required): 2895 Adams St, Eugene, OR 97405
Neighborhood: Friendly Area Neighborhood Association

---

191. Name: Karson Elkins on 2015-10-25 20:45:10
Address (required): 2260 Olive St, Eugene, Or
Neighborhood: Friendly Area Neighborhood Association

---

192. Name: Tovi ross on 2015-10-25 22:19:38
Address (required): 1292 High Street
Neighborhood: Other Eugene Neighborhood

---

193. Name: Barbara Berkley on 2015-10-25 23:17:26
Address (required): 100 W 37th Ave 97405
Neighborhood: Other Eugene Neighborhood

---

194. Name: David Raymond on 2015-10-26 00:19:40
Address (required): 1199 N terry St
Neighborhood: Other Eugene Neighborhood

---

195. Name: Sarah Wylie on 2015-10-26 00:23:41
Address (required): 3215 Lincoln Street
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

196. Name: Shelley Klappholz on 2015-10-26 01:14:31
Address (required): 466 W 23
Neighborhood: Friendly Area Neighborhood Association

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197. Name: Sheila Swan Laufe on 2015-10-26 01:45:50
Address (required): 3022 Hendricks Hill Dr.
Neighborhood: Southeast Neighbors

---

198. Name: Tobi Perrin on 2015-10-26 02:04:09

Address (required): 2595 Olive St
Neighborhood: Friendly Area Neighborhood Association

---

199. Name: Marie Vitulli on 2015-10-26 02:39:50
Address (required): 96 W 20th Ave, Eugene, OR 97405
Neighborhood: Friendly Area Neighborhood Association

---

200. Name: Janene Becker on 2015-10-26 02:53:42
Address (required): 4750 W Hillside Dr eugene, OR
Neighborhood: Amazon Neighbors

---

201. Name: Marilyn Dechter on 2015-10-26 04:02:05
Address (required): 843 Sprague St.
Neighborhood: Southeast Neighbors

---

202. Name: maryann francis on 2015-10-26 05:23:00
Address (required): 2427 agate street, eugene 97403
Neighborhood:

---

203. Name: Jan Meredith on 2015-10-26 05:36:13
Address (required): 2575 McMillan Street, 97405
Neighborhood:

---

204. Name: Katherine Knowles on 2015-10-26 08:58:48
Address (required): 2475 Jackson Street, Eugene, Oregon 97405
Neighborhood: Friendly Area Neighborhood Association

---

205. Name: Jayne palmer on 2015-10-26 14:16:14
Address (required): E. 23rd Ave.
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

206. Name: Roxanne Sparks on 2015-10-26 14:55:14
Address (required): 2450 Tyler St
Neighborhood: Friendly Area Neighborhood Association

---

207. Name: Anna W Lawrence on 2015-10-26 15:38:35
Address (required): 34694 Seavey Loop Rd., Eugene 97405
Neighborhood: Southeast Neighbors

---

208. Name: Dave Woods on 2015-10-26 15:50:41
Address (required): 1670 W. 11th #b
Neighborhood: Other Eugene Neighborhood

---

209. Name: Joseph Savage on 2015-10-26 16:31:45

Address (required): 2615 Taylor St. , Eugene 97405
Neighborhood: Friendly Area Neighborhood Association

---

210. Name: Klaus Pressler on 2015-10-26 18:05:38
Address (required): 1430 Willamette 462
Neighborhood: Other Eugene Neighborhood

---

211. Name: Richard C. Anderson on 2015-10-26 22:46:57
Address (required): 2050 Goodpasture Lp #135
Neighborhood: Other Eugene Neighborhood

---

212. Name: Nils Stark on 2015-10-27 03:27:53
Address (required): 285 Crest Dr.
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

213. Name: Darby Stark on 2015-10-27 04:28:52
Address (required): 285 Crest Drive
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

214. Name: Christopher calcpeace@gmail.com on 2015-10-27 05:44:03
Address (required): 1193 Van Buren St.
Neighborhood: Other Eugene Neighborhood

---

215. Name: Deb Michaels on 2015-10-27 05:45:28
Address (required): 1193 Van Buren St.
Neighborhood: Other Eugene Neighborhood

---

216. Name: Christopher Michaels on 2015-10-27 05:49:03
Address (required): 1193 Van Buren St.
Neighborhood: Other Eugene Neighborhood

---

217. Name: Christine Cameron on 2015-10-27 22:54:28
Address (required): PO Box 2123
Neighborhood:

---

218. Name: Judy Rodenhuis on 2015-10-28 02:43:42
Address (required): Eugene
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

219. Name: Sarah Douglas on 2015-10-28 16:14:47
Address (required): 96 W. 20th Ave, Eugene OR 97405
Neighborhood: Friendly Area Neighborhood Association

---

220. Name: Neil White on 2015-10-29 18:57:11

Address (required): 2580 Van Buren St.
Neighborhood: Friendly Area Neighborhood Association

---

221. Name: ariana white on 2015-10-29 19:14:06
Address (required): 2580 van buren st 97405
Neighborhood: Friendly Area Neighborhood Association

---

222. Name: Anita Sullivan on 2015-10-29 21:14:29
Address (required): 349 Hunington Ave., Eugene, OR 97405
Neighborhood: Southeast Neighbors

---

223. Name: Barbara Edmonds on 2015-10-30 14:33:57
Address (required): 2750 McMillan St.
Neighborhood: Friendly Area Neighborhood Association

---

224. Name: Mitzi Linn on 2015-10-30 18:33:03
Address (required): PO Box 10462...97440
Neighborhood:

---

225. Name: Jeanne G Lyon on 2015-10-30 19:54:03
Address (required): 3987 Potter Steet, Eugene 97405
Neighborhood:

---

226. Name: Dan Koss on 2015-10-31 00:24:54
Address (required): 2493 Portland Aly B
Neighborhood:

---

227. Name: Linda Sisson on 2015-10-31 15:29:30
Address (required): 670 E 39th Ave Eugene 97405
Neighborhood: Southeast Neighbors

---

228. Name: Kenneth R. Scott on 2015-10-31 16:17:48
Address (required): 2610 Olive St
Neighborhood: Friendly Area Neighborhood Association, Southeast Neighbors

---

229. Name: Joanne Tabeb on 2015-10-31 16:28:20
Address (required): 2610 Olive St
Neighborhood: Friendly Area Neighborhood Association

---

230. Name: Gwyneth iredale on 2015-11-01 06:09:50
Address (required): 4439 Fox hollow road,#5, Eugene, or 97405
Neighborhood: Amazon Neighbors

---

231. Name: Sarah Fields on 2015-11-01 17:59:02

Address (required): 1610 Cameo Drive, Eugene OR
Neighborhood: Southeast Neighbors

---

232. Name: Jeffrey Fields on 2015-11-01 17:59:42
Address (required): 1610 Cameo Drive, Eugene OR
Neighborhood: Southeast Neighbors

---

233. Name: Amy on 2015-11-01 20:56:01
Address (required): 631 West 12th ave Eugene OR
Neighborhood: Other Eugene Neighborhood

---

234. Name: Janice Gotchall on 2015-11-01 22:54:33
Address (required): 1461 W. 10th Ave.
Neighborhood: Other Eugene Neighborhood

---

235. Name: Nancy Cook on 2015-11-01 23:09:10
Address (required): 1661 Acorn Park St. Eugene, OR 97402
Neighborhood: Other Eugene Neighborhood

---

236. Name: Paul Daly on 2015-11-01 23:54:12
Address (required): 366 Foxtail Dr., Eugene 97405
Neighborhood: Southeast Neighbors

---

237. Name: Bob Silber on 2015-11-03 01:49:32
Address (required): 765 Pineview Ct, Eugene OR 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

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238. Name: georgette silber on 2015-11-03 01:49:32
Address (required): 765 pine view court, eugene 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

239. Name: Circe Bromley on 2015-11-03 20:28:56
Address (required): 4730 Center Way, Eugene, OR 97405
Neighborhood: Amazon Neighbors

---

240. Name: Rachel Scott on 2015-11-03 20:30:21
Address (required): 4730 Center Way, Eugene, OR 97405
Neighborhood:

---

241. Name: Carol J. Smith on 2015-11-04 00:07:46
Address (required): 3395 Harris Street, Eugene, OR 97405
Neighborhood: Southeast Neighbors

---

242. Name: Bob Hart on 2015-11-04 22:25:51

Address (required): 189 Brae Burn Dr, Eugene, 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

243. Name: Allen on 2015-11-05 03:26:26
Address (required): 3420 Kincaid St.
Neighborhood: Southeast Neighbors

---

244. Name: Lynn Liontos on 2015-11-05 16:50:06
Address (required): 650 Betty Niven Dr., Eugene, OR
Neighborhood: Southeast Neighbors

---

245. Name: Kathie Bruscia on 2015-11-07 13:33:03
Address (required): 2875 McLean Ct, Eugene,97405
Neighborhood: Friendly Area Neighborhood Association

---

246. Name: lee pettigrew on 2015-11-07 14:22:43
Address (required): 2126 Madison St
Neighborhood: Friendly Area Neighborhood Association

---

247. Name: Mary Alice Neubeck on 2015-11-07 16:28:43
Address (required): 2020 Monroe St
Neighborhood: Friendly Area Neighborhood Association

---

248. Name: James R Saville on 2015-11-07 17:06:17
Address (required): 2055 Chambers Street
Neighborhood: Friendly Area Neighborhood Association

---

249. Name: Judy mitchell on 2015-11-07 17:15:00
Address (required): 3990 banner st, Eugene
Neighborhood:

---

250. Name: Elaine Sedlack on 2015-11-07 17:40:04
Address (required): 2050 Tyler Street
Neighborhood: Friendly Area Neighborhood Association

---

251. Name: Jan Golick on 2015-11-07 18:29:06
Address (required): 140 east 37th ave (97405)
Neighborhood:

---

252. Name: Judith Woodsum on 2015-11-07 20:42:21
Address (required): 2555 Portland Street
Neighborhood: Friendly Area Neighborhood Association

---

253. Name: leo debacker on 2015-11-08 02:36:36

Address (required): united states
Neighborhood: Other Eugene Neighborhood

---

254. Name: Justin Hendrick on 2015-11-08 03:22:42
Address (required): 980 E. 32nd St. Eugene, OR 97405
Neighborhood: Other Eugene Neighborhood

---

255. Name: Sandra Zimmer on 2015-11-08 07:04:14
Address (required): 4155 Oak Street
Neighborhood: Southeast Neighbors

---

256. Name: Jana Thompson on 2015-11-09 06:17:58
Address (required): 3079 Ivy Glen Dr
Neighborhood:

---

257. Name: Richard Woike on 2015-11-09 07:57:17
Address (required): 1340 Debrick Rd., Eugene
Neighborhood: Other Eugene Neighborhood

---

258. Name: Beth Stein on 2015-11-09 20:35:43
Address (required): 3135 Portland St, Eugene, OR 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

259. Name: Judy Stickney on 2015-11-10 00:35:27
Address (required): 2945 Oak St. Eugene, OR
Neighborhood:

---

260. Name: David Sonnichsen on 2015-11-10 07:30:58
Address (required): 2435 Skyline Blvd. Eugene
Neighborhood: Other Eugene Neighborhood

---

261. Name: Bob Strubing on 2015-11-10 15:17:30
Address (required): 2120 Ridgeway Drive
Neighborhood: Other Eugene Neighborhood

---

262. Name: Melissa Brown on 2015-11-10 16:26:32
Address (required): 3545 Mill Street Eugene Oregon 97405
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

263. Name: Corilee Sanders on 2015-11-10 17:23:24
Address (required): 3460 High Street
Neighborhood:

---

264. Name: Pam McGraw on 2015-11-10 18:15:22

Address (required): 2192 Hilyard St. Eugene OR 97405
Neighborhood: Other Eugene Neighborhood

---

265. Name: Sharon Braaten on 2015-11-10 21:38:14
Address (required): 2465 McMillan St, Eugene, OR 97405
Neighborhood: Other Eugene Neighborhood

---

266. Name: Chris Mazzotti on 2015-11-10 21:42:08
Address (required): 2682 Harris St.
Neighborhood: Southeast Neighbors

---

267. Name: Valerie Mazzotti on 2015-11-10 22:13:36
Address (required): 2682 Harris St Eugene, OR 97405
Neighborhood: Southeast Neighbors

---

268. Name: James Powell on 2015-11-10 22:42:04
Address (required): 275 N. Adams St., Eugene, 97402
Neighborhood: Other Eugene Neighborhood

---

269. Name: Kenneth Jones on 2015-11-11 00:26:49
Address (required): 530 Roan Drive
Neighborhood:

---

270. Name: Alicia eddy on 2015-11-11 02:50:42
Address (required): 240 E 33rd Ave
Neighborhood: Amazon Neighbors

---

271. Name: James Gent on 2015-11-11 05:28:49
Address (required): 2090 Floral Hill Dr 97403
Neighborhood: Other Eugene Neighborhood

---

272. Name: Maggie Vargas on 2015-11-12 00:52:15
Address (required): 1265 McLean Blvd, Eugene
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

273. Name: Cina Kraft on 2015-11-12 17:32:10
Address (required): 2110 Arthur St., Eugene, OR 97405
Neighborhood: Other Eugene Neighborhood

---

274. Name: Tom Happy on 2015-11-16 19:54:31
Address (required): 1546 Charnelton St., Eugene, OR 97401
Neighborhood: Other Eugene Neighborhood

---

275. Name: Rachael Latimer on 2015-11-16 21:05:19

Address (required): 1695 Charnelton St, Eugene, OR 97401
Neighborhood: Other Eugene Neighborhood

---

276. Name: Joan Hamilton on 2015-11-17 07:39:34
Address (required): 3185 Willamette St. Apt.2
Neighborhood:

---

277. Name: Joan Hamilton on 2015-11-17 07:40:28
Address (required): 3185 Willamette St. Apt.2
Neighborhood:

---

278. Name: Wendy heldmann on 2015-11-22 21:08:16
Address (required): 3205 Olive st
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

279. Name: Judy Scott on 2015-12-01 14:56:33
Address (required): 105 McClure Lane
Neighborhood:

---

280. Name: Theodore Donahue on 2015-12-02 05:27:44
Address (required): 3435 Ferry St. Eugene, OR 97405
Neighborhood:

---

281. Name: John Groves on 2015-12-04 06:03:45
Address (required): 3430 Donald St., Eugene, OR
Neighborhood:

---

282. Name: Ann Tattersall on 2015-12-07 10:15:36
Address (required): 1385 Bailey Ave
Neighborhood: Other Eugene Neighborhood

---

283. Name: Christopher Mare on 2016-01-08 22:47:11
Address (required): 2555 Portland Street #12
Neighborhood:

---

284. Name: Carole Bennett on 2016-01-12 18:05:59
Address (required): 3390 Kincaid Street
Neighborhood: Southeast Neighbors

---

285. Name: John Shields on 2016-01-31 03:21:41
Address (required): 2930 Charnelton St
Neighborhood: Southeast Neighbors

---

286. Name: Cassandra Batterson on 2016-02-05 04:52:10

Address (required): 115 E. 38th ave.
Neighborhood: Southeast Neighbors

---

287. Name: Rita m eastman on 2016-02-10 16:57:19
Address (required): 215 E 34th Ave
Neighborhood: Southeast Neighbors

---

288. Name: judy sanfilippo on 2016-02-11 06:26:19
Address (required): 180 east 24th place, eugene, or 97405
Neighborhood:

---

289. Name: Eric Brandt on 2016-02-12 18:57:19
Address (required): 54 West 27th Ave
Neighborhood: Friendly Area Neighborhood Association

---

290. Name: mary courtis on 2016-02-15 17:33:26
Address (required): 126 E 32nd Ave
Neighborhood:

---

291. Name: Layla alazzawi on 2016-02-23 00:28:01
Address (required): 126 east 32nd ave
Neighborhood: Southeast Neighbors

---

292. Name: Brian Downing on 2016-02-26 16:52:05
Address (required): 2422 Willamette Alley
Neighborhood:

---

293. Name: Cheryl Karsten on 2016-02-28 17:07:33
Address (required): 2688 City View Dt.
Neighborhood: SHiNA (Southwest Hills Neighborhood Association)

---

294. Name: Florence Kohout on 2016-03-10 19:48:12
Address (required): 65 W 30th ave, Apt 3510, Eugene, oregon
Neighborhood:

---

295. Name: Judith Sanderson on 2016-03-14 21:32:49
Address (required): 3195 Portland Street, Eugene, OR
Neighborhood: Southeast Neighbors

---

296. Name: Julia LeClair on 2016-03-17 22:47:06
Address (required): 5455 Donald Street
Neighborhood: Southeast Neighbors

---

297. Name: Graham Bailey on 2016-04-19 17:17:57

Address (required): 4595 High Street
Neighborhood:

---

298. Name: Andrea Knight on 2016-04-22 15:33:06
Address (required): 2885 High Street Eugene, OR 97405
Neighborhood: Friendly Area Neighborhood Association

---

299. Name: Benjamin Kubas on 2016-04-24 13:52:44
Address (required): 2871 Taylor St
Neighborhood: Friendly Area Neighborhood Association

---

300. Name: Michele Jones on 2016-04-28 00:16:28
Address (required): 610 Montara Way Eugene OR 97405
Neighborhood: Southeast Neighbors

"Eugene's existing neighborhoods provide the foundation for the community's overall livability."
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SOUTH WILLAMETTE NEIGHBORS
PETITION TO EUGENE CITY COUNCIL

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Date	Print Name	Signature	Address
10/11/15	Peter Gallagher		110 E. 31st Ave. Eugene OR 97405
10/11/15	Tim McCoy		115 E 31st Ave Eugene 97405
10/7/15	Lois YOUNGEN		45 PRALL LN. EUGENE 97405
10/19/15	MYRNA seifert		3090 Portland St Eug 97405

Karen Leeson — Karen Leeson —

Gatherer Signature **Print Name** **Date**

(SWNPetition-Final.pdf)

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SOUTH WILLAMETTE NEIGHBORS

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Date	Print Name	Signature	Address
10/4/15	Margie James	Margie James	2860 Mill St Eugene OR
10/4/15	LOGAN GARBER		2870 Mill St Eugene OR
10/4/15	Kim Donovan		2870 Mill St. Eugene OR
10/4	Melissa Sabal		2895 Mill St. Eugene
10/4	Lindsey Weik	Lindsey Weik	2895 Mill St.
10/4	Brynee Cicero	Brynee Cicero	410 EAST 29TH AVE Eug. Or
10/4	Rhonda Scheumack		2925 Mill St Eug Or
10/4	Karen Segerstrom		2950 Mill St Eugene 97405
10/4	Lynn Medill		2961 Mill St. Eugene 97405
10/4	Deliz Fisher		2945 Mill, Eugene 97405
10/4	Tobias Schuck		2984 Mill st, Eugene 97405
10/4	Maxine A. Adams	Maxine A. Adams	2988 Mill St Eugene 97405
10/4	Christopher Kuhn		2996 Ferry St 97405
10/4	Courtney LEONARD		2934 Mill St. 97405
10/4	KRISTIN GRIEGER		2840 Mill ST. Eugene OR 97405

Margie James — Margie James — 10-4-15

Gatherer Signature — **Print Name** — **Date**

(SWNPetition-Final.pdf)

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Date	Print Name	Signature	Address
10/2/15	Ronald K. Bevirt	Ronald K Bevirt	2915 Charnelton St. Eugene, OR 97405
10/2/15	Janet Bevirt	Janet Bevirt	2915 Charnelton St Eugene, OR 97405
10/4/15	Alida Bevirt	Alida Bevirt	178 W 29th, Eugene OR 97405
10/5/15	Sean Brennan	Sean Brennan	178 W 29th, Eugene OR 97405
10/5/15	Paul Ward	Paul Ward	178 W 29th, Eugene OR 97405
10/7/15	Amy Baker	Amy Baker	2901 Olive St Eugene, OR 97405
10/7/15	Jessica Stanter		120 W. 29th Eugene OR 97405
10/7/15	Ben Blue		120 W. 29th Eugene OR, 97405
10/7/15	Amy Mcguire	Amy Mcguire	120 W. 29th Eugene OR 97405
10/8/15	Cheyenne Deloach	Cheyenne Deloach	120 W 29th Eugene OR 97405
10/8/15	Emmett Leach		120 W 29th Ave, Eugene, OR 97405
10/9/15	Mike Note	Mike Note	250 W 29th Ave Eugene, OR 97405
10/14/15	Adam Moore		2915 Olive St. Eugene, OR 97405
10/14/15	Brandi Moore	B	2915 Olive St Eugene 97405
10/14/15	Dorothy Cramer	Dorothy Cramer	2925 Olive St. Eugene, 97405

Janet Bevirt — Janet Bevirt — 10/2/15

Gatherer Signature — **Print Name** — **Date**

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Date	Print Name	Signature	Address
10/17/15	Jerod Deierling		3875 Watkins Ln Eugene OR 97405
10/17/15	Joanna Dalente		1941 University ST Eugene OR 97403
10/17/15	Roger Kurth		3501 Hilyard St, #20 Eugene Or 97405
10/17/15	Emily Meng		1709 Moss St.
10/17/15	Richard McGuinness		2865 Spring Blvd
10/17/15	JoAnn Wonders		3290 Kincaid St. 97405
10/17/15	KALA WORLEY		2690 HARRIS ST 97405
10/17/15	James Porter		591 W 10th # Eug 97401
10/17/15	CATHY THIELE		2992 Pearl Eug 97405
10/17/15	Graham Kroese		1853 Fairmount Blvd 97403
10/17/15	Hans Strobel		2449 Floral Hill DR 97403

Dennis Clay — 10/27/15

Gatherer Signature — **Print Name** — **Date**

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Date	Print Name	Signature	Address
10-8	ROBERT R. MILLER	Robert R. Miller	388 Dellwood Dr, Eugene, OR
10-8	Evan Rees		1430 Willamette #424 97401
10-8	DUANA WELCH	Duana C. Welch	400 FULVUE DR 97405
10-8	Jim Drews		33283 Bloomberg Rd Eug 97405
10-8	Steve Smothers	Steve R. Smothers	1682-B Hayes St. Eugene 97402
10/8	Ted Mertins	Theodore Mertins	3430 Timberbrook Way, 97405
10/8	SEAN HAHN		510 Cherry Drive Eugene, OR. 97401
10/8/15	RAYMOND ALBANO		1825 W. 24TH AVE. EUG OR 97405
10/17/15	Brandt Stuart		3446 Storey Blvd. Eug. OR 97405
10/17	Alani STUART		2339 Inglis Way, Eug OR 97405
10/17	Mason Atkin		2615 Onyx St, Eugene OR 97403
10/17	Kimberlynne Morton		2644 Potter St Eugene OR 97405
10/17	Jayne Cookson	JAYNE COOKSON	1623 Braeman Way 97405
10/17	Sofia Harrison		2156 Harris St EUGENE OR 97405
10/17	Phoebe Chen		2723 14th Ave. Eugene OR 97401

BOB LARSON — BOB LARSON — 10-17-15

Gatherer Signature — **Print Name** — **Date**

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Date	Print Name	Signature	Address
10-14-15	Marta Lindsay		35 36th Ave Eugene OR 97405
10-15-15	Connie Manley	Connie Manley	1737 Orchard St. 97403
10-15-15	Judy Garwood	Judith K Garwood	1145 E. Amazon 9740
10-15-15	Mary Bromley	Mary Bromley	3048 Koinonia Rd 97405
10-15-15	Susan Brown	Susan Brown	~~2476~~ 2239 Lincoln St. 97405
10-15-15	Susan Bloom	Susan K Bloom	83 W. 24th Ave. 97405
10-15-15	Kathleen Allgood	Kathleen Allgood	2585 Pierce St., Eugene 97405
10-15-15	Mary Zier	Mary Zier	1202 Lemon Lane 97405
10/15/15	Ann Munro	Ann Munro	1618 Deertrail Rd 97405
10/15/15	Marily Walker	Marily Walker	2562 Potter St Eug. 97405
[illegible]	[illegible]	[illegible]	[illegible]
10-15-15	LARAINE BOWKER	Laraine Bowker	294 W 31st Ave, Eugene 97405
10-15-15	MARY ARENDT	Mary E Arendt	2024 Friendly St Eug 97405
10-15-15	Meridith Kidder	Meridith Kidder	36 w 36th Ave Eugene OR 97405
10-15-15	Andrea Kidder	Andrea Kidder	36 W 36th Ave Eugene OR 97405

Kathleen Gray	Kathleen Gray	10-15-15
Gatherer Signature	**Print Name**	**Date**

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Date	Print Name	Signature	Address
Oct 3/15	Marcia Inman	[signature]	3594 Willamette St., Eugene, Or 97405
10-3-15	Robert Gray	Robert Gray	20 W. 36th Ave. Eugene 97405
10-3-15	Kathleen Gray	Kathleen Gray	20 W 36th Ave Eugene 97405
10-3-15	Dick Martin	Dick Martin	57 W. 36th Ave, Eugene 97405
10-3-15	Mary Ellen West	Mary Ellen West	76 W 36th Ave 97405
10-3-15	Julia Rockwell	Julia Rockwell	195 W 36th Ave 97405
10/3/15	Chava Beinin	Chava Beinin	179 W. 37th Ave. 97405
10/3/15	Marilyn Reaves	Marilyn Reaves	80 W. 37th Ave., Eugene 97405
10/3/15	Don Brooks	Donald Brooks	130 W 37th Eugene 97405
10/3	Ronald Keene	[signature]	25 W. 37th Ave. 97405
10/3	Kevin Gallagher	[signature]	20 W 37th Ave 97405
10/3/15	Cheryl Gallagher	Cheryl Day Gallagher	20 West 37th Avenue, Eugene, OR 97405
10/3/15	Steven Gallaher	[signature]	2 W 37th Ave Eugene OR 97405
10/3	Geon Ho Song	Song Geon Ho	5 W 37th Ave. Eugene OR 97220
10/3/15	Anne Hollander	Anne Hollander	AH ~~[illegible]~~ 189 W. 36th Ave Eug.

Dana Furgerson — Dana Furgerson — 10/3/15

Gatherer Signature — **Print Name** — **Date**

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Date	Print Name	Signature	Address
10/3/15	Kristen DeLaRosa	[signature]	3515 Emerald Street. Eugene OR 97405
10/3/15	Lindsey Stafford	[signature]	1373 W 13th Eugene OR 97402
10/3/15	Karen Creighton	[signature]	2558 Sheldon Village Loop #4 Eugene OR 97401
10/3/15	Charlotte Brandt	[signature]	2333 E Irwin Way 97402
10/3/15	Jerry Brule	[signature]	1002 Tiara St, Eugene Or. 97405
10/3/15	Dana Furgerson	[signature]	125 W. 36th Ave, Eugene, 97405
10/3/15	Georgiana Jones	[signature]	5235 Nectar Way, Eugene 97405
10/3/15	Ian Kwasowski	[signature]	257 W 15th Avenue, Eugene, OR 97401
10/3/15	SARAH YOUNGER	[signature]	1623 W BROADWAY EUGENE, OR 97402
10/3/15	Becky McCoy	[signature]	846 E. 35th Ave. Eugene, OR 97405
10/3/15	JAMES DUNSMOOR	[signature]	PO Box 40284 Eugene OR 97404
10/3/15	Margaret Wickham	[signature]	185 W 36th Ave, Eugene OR 97405
10-3-15	Elaina Jamieson	[signature]	96 W. 36 Ave. Eugene, OR 97405
10/3/15	Ed Wilson	[signature]	85 W 36th Eugene 97405
10/3/15	Kristin Jensen	[signature]	3594 Willamette Eugene 97405

[signature] Dana Furgerson 10/3/15

Gatherer Signature **Print Name** **Date**

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Date	Print Name	Signature	Address
10/16/15	Jason Green	Jason Green	2030 Adams St 97405
10/16/20	Mary Dour	Mary Dour	350 Peare #803 97401
10/16/15	MARCIA APPLEGATE	Marcia Applegate	95 W 15th # 6 Eugene OR 97401
10/16-15	~~Susan Garner~~	~~Susan Garner~~	~~430 Pebble Beach OR. 97426~~
10/16-15	Marijo Byrnes	Marijo Byrnes	2905 94 Fox Hollow Rd Or 97405
10/16/15	Robert J Becker	Robert J Becker	2470 Jackson St. Eug. OR. 97405
10/16/15	Michal Sunanda	Michal Sunanda	Reselected Church 34th & Hilyard
10/16/15	Susan Rittenhouse	Susan Rittenhouse	292 E 34th Ave Eugene OR 97405
10/16/15	Jane Rittenhouse	Jane Rittenhouse	2485 Tyler St Eugene OR 97405
10/16/15	BILL EVANS	Bill Evans	2925 Durbin St, Eugene OR 97405
10/16/15	Jean Davidson	Jean Davidson	2295 Riverview St. Eug. 97403
10/16/15	Catherine Seitz	Cathy Seitz	1925 Ports St. Eug. 97402
10/16/15	SALLY PIERCE	Sally Pierce	2381 EMERALD ST. EUG 97403
10/16/15	GARY REIBER	gary Reiber	25 E 23rd AVE EUG. 97405
10/16/15	MARK HARRIS	Mark Harris	1643 LINCOLN ST EUG 97401

Dan Ferguson — Dan Ferguson — 10/16/15

Gatherer Signature — **Print Name** — **Date**

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Date	Print Name	Signature	Address
10/16	E.C. MARE	[signature]	2555 PORTLAND ST. #12
10/16	REBECCA O'CONNOR	[signature]	2580 KINCAID ST 97405
10/16	Rachel Jordan	Rachel Jordan	285 E. 36th 97405
10/16	Elizabeth Collins	Elizabeth Collins	255 High St #339 97401
10/16	Susan Nine	Susan Nine	310 E. 17th #9 97401
10/17	Samuel Verkler	Samuel	2530 harris St Eugene, Or 97405
10/16	JOAN DAVIS	Joan Davis	1300 SKYLINE PARK LP., EUGENE 97401
10/16	[illegible]	[signature]	2735 Elinor St Eugene OR 97403
10/16	RAY COLE	[signature]	2535 EMERALD ST EUGENE OR 97403
10/16	Ronald Goldfarb	Ronald Goldfarb	761 Foothill Dr. Eugene, OR 97405
10/16	THELMA SODERQUIST	Thelma Soderquist	2577 Nixon Eugene OR 97403
10/16	PETER DILCHER	[signature]	2455 ALDER St. EUGENE 97405
10/16	Laura Fister	Laura Fister	1680 Walnut St, 97403
10/16	Randall R. Wayne	Randall R. Wayne	2720 Onyx St 97403
10/16	Dave McJunkin	[signature]	1438 Quaker 97402

[signature] Dana Furgerson 10/16/15

Gatherer Signature **Print Name** **Date**

(SWNPetition-Final.pdf)

"Eugene's existing neighborhoods provide the foundation for the community's overall livability."
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SOUTH WILLAMETTE NEIGHBORS

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Date	Print Name	Signature	Address
10-8-15	Robert Cassidy	[signature]	1401 E 27th Eugene 97403
10-8-15	Lois A. Ross	Lois A. Ross	203 W. 52nd Ave Eugene 97405
10 8 -	Thomas Brown	[signature]	4750 Franklin Blvd #A-6
10-8-15	Sabrina Siegel	[signature]	2445 Kinaird St Eugene 97405
10/8/15	Lil Frey	[signature]	4085 Ferry St Eugene 97405
10/8/15	Claire Belleau	Claire Belleau	1150 Darlene Ln #284 eug. OR 97401
10-8-15	James Marmon	[signature]	2083 Dewey St Eugene
10/8/15	Ellen Marmon	[signature]	" " "
10/8/15	Vickie Gazo	[signature]	850 W 12th Eugene Or 97402
10/08/15	Paul V. Howard	Paul V. Howard	1276 W. Broadway, Eugene 97402
10/08/15	Theresa Hallford	[signature]	124 C St #2 Springfield Or 97477
10/08/15	Dean C. Celayn	[signature]	2465 Harris St Eugene OR 97405
10.8.15	James Jacobson	James P Jacobson	2296 Minnesota St. Eugene 97402
10/8/15	Matthew Keating	[signature]	2486 Blackburn St. Eugene, OR 97405
10/16/15	Matthew Staples	[signature]	4429 #2 Fox Hollow Rd 97405

[signature] Dana Furgerson 10/16/15

Gatherer Signature **Print Name** **Date**

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Date	Print Name	Signature	Address
10/5/15	Erin Buckler	Eri [illegible]	247 N Grand, Eugene
" " "	Chuck Reinwald	C Reinwald	486 Pintoway Eugene OR 9740
10/5/15	Sue Bitterling	Sue Bitterling	175 Myonk Dr, Eugene or, 97402
10/5/10	Scott Fife	Scott Fife	342 W. 8th Ave Apt A Eugene OR
10/6/15	STEPHEN B WHEATLEY	Stephen B Wheatley	65 W 36th, Eugene OR 97405
10/7/15	Demetra Kalamsi	[illegible]	3365 Harris - Eug
10/8/15	Linda Wheatley	Linda Wheatley	65 W. 36th Ave., Eugene OR. 97405
10/8/15	Angela Edwards	Angela Edwards	P.O. Box 1133 Cottage Grove
10/8/15	STEPHEN AMY	[illegible]	500 MONROE ST. #11 EUGENE 97402
10/8/15	BEKKI BRUCKNER	Bekki Bruckner	2020 BRISTOL ST. EUG 97403
10/8/15	Margaret M Holman	Margaret M Holman	1919 Bailey Hill Rd Eugene 97405
10/8/15	Elizabeth A. Steffensen	Elizabeth A. Steffensen	2435 Skyline B. Eugene 97403
10/8/15	Robin Bloomgarden	Robin B	1430 Willamette #493 Eug 97401
10/8/15	Christa Knittle	Christa Knittle	1397 Garfield, Eug 97402
10/8/15	Gerald Ross	Gerald Ross	203 W. 52nd AVE 97402

Gatherer Signature	Print Name	Date
Dana Furgerson	Dana Furgerson	10/8/15

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Date	Print Name	Signature	Address
10/8/15	Kerry Holmes	Kerry Holmes	1970 Anthony Wy Eugene, OR 97404
10/8/15	LES BROOKS	Les Brooks	3485 Chevy Chase St. Eug. OR 97401
10/8/15	Ruby Miller	Ruby Miller	2549 Hall St Eug OR 97402
10/8/15	Kellie Green	Kellie Green	1990 Friendly Street Eugene, OR 97405
10/8/15	Marquita Corliss	Marquita Corliss	3345 Arlington Av Eugene 97408
10/8/15	MARK GLAZIER	Mark Glazier	2136 Amirante St Eugene OR 97402
10/8/15	Diane Rivo	Diane Rivo	1281 City View Eugene. 97402
10/9/15	Jessica Oson	Jessica Oson	1855 Tabor st Eugene OR 97401
10/9/15	Brenda Eien	Brenda Eien	3615 Revell St. Eugene, OR 97404
10/9/15	Casey Watson	Casey Watson	1950 Hayes St. EUG OR 97405
10-13-15	Sandra O'Keefe	Sandra O'Keefe	611 Kenmore St. Eugene, OR 9740
10/13/15	Kathleen Graver	Kathleen Graver	130 Kourt Drive Eugene OR 97404
10/14-15	Janett Diane Vieira	Janett Diane Vieira	995 Lewis St. #5 Eugene 97402
10/14/15	Stephenie Kearney	S K	9645 Concord Eugene 97402
10/14/15	Alison Willis	Alison Willis	1918 Brittany St Eugene 97405

Wanda Gledhill — Wanda Gledhill — 10-8-15

Gatherer Signature — **Print Name** — **Date**

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Date	Print Name	Signature	Address
14 Oct 15	George G. Brooks	George G. Brooks	117-C North Polk ST
10/14/15	Tom Riedman	Tom Riedman	29465 Hodsdonsdale Ln Eugene OR 97402
10/16/15	Dolores DiMeglio	Dolores DiMeglio	3050 Kincaid Street #2402 Eugene OR 97405
10/20/15	Sarah Rose	Sarah Rose	320 Crocker Ln Eug. 97404
10/20/15	Alicia Riedman	Alicia Riedman	29465 Hodsdonsdale Ln. Eug OR, 97402
10/20/15	Yvonne Riddle	Yvonne Riddle	96 Harshels ct Eugene OR 97404
10/20/15	Jen Cooper	Jen Cooper	4341 Sean St. Eugene 97402
10.20.15	Kirsten Clark	Kirsten Clark	1495 Lake Dr Eugene 97404
10.20.15	Elizabeth Hunter	Elizabeth Hunter	Eugene, OR 97404
10/20	Tessa LaPorte	Tessa LaPorte	2190 Brittany Eugene 97402

Wanda Gledhill — Wanda Gledhill — 10-14-15

Gatherer Signature — **Print Name** — **Date**

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Date	Signature	Print Name	Address
10/20/15	Bonnie M Chappa	Bonnie M. Chappa	999 Lorane Hwy Eugene OR 97405
10/20/15	Bonnie Paquin	Bonnie Paquin	3172 Sorrel Way, Eugene 97401
10/20/15	Jonathan West	Jonathan West	3525 High St. Eug. 97405
10/20/15	John C Freshwater	JOHN FRESHWATER	3345 BARDELL AVE EUGENE OR 97401
10/20/15	Sherry D. Lady	Sherry D. Lady	2980 Pearl St Eugene 97405
10/20/15	Elsie Rochna	Elsie Rochna	2589 Dale & Landscape, Willakenzie

Bob Larson — Bob Larson — 10-17-15

Gatherer Signature — **Print Name** — **Date**

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Date	Signature	Print Name	Address
10-7-15	Tami Francone	Tami Francone	1518 Juhl St Eug OR 97402
10-7-15		Gary Francone	1518 Juhl St Eug OR 97402

Gatherer Signature | Print Name | Date

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Date	Print Name	Signature	Address
10/14/15	Lana Gee-Gold	Lana Gee Gold	2280 Marola Rd Eugene OR 97477
10/14/15	Ruth Wisner	Ruth Wisner	3965 Olive Eugene OR 97405
10/14/15	Herbert Wisner	Herbert Wisner	3965 Olive St Eugene OR 97405
10/14/15	Alice Blankenship	Alice Blankenship	2980 Olive st Eugene 97405
10/14/15	Michael Anderson	Michael Anderson	2980 Olive St. Eugene 97405
10/14/15	Francis Anderson-Blankenship	FRANCIS ANDERSON-BLANKENSHIP	2980 Olive St. Eugene 97405
10/14/15	Wayne Blankenship	Wayne Blankenship	4059-G Donald Eugene 97405

Janet Bewirt — Janet Bewirt — 10/14/15

Gatherer Signature — **Print Name** — **Date**

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Date	Print Name	Signature	Address
10/6	Laughton Elliott-Deltagelis		2906 Olive St NE
10/6	Alexander B. Cook		2906 Olive St. NE
10/8	Dennis Coffey		2552 Charnelton St.
10/15	Erin Harris		2945 Charnelton St.
10/15	Mariah Helm		2930 Charnelton St
10/14	John Shields		2930 Charnelton St.
10/14	Stephen Norton		2930 Charnelton St.
10/14	Michael Barnett		2930 1/2 Charnelton St
10/14	Katrina Hixon		34434 Searcy Lay Rd #10
10/14	KEVIN HOPE		2940 CHARNELTON OR.
10/14	Amalia Escala		2960 Charnelton OR.
10/14	M. Buseman		2965 Charnelton OR
10/14	L Hernandez		2975 Charnelton St.
10/14	Kurt Katsura		2985 Charnelton St.
10/14	DONALD MORGAN		3015 CHARNELTON ST.

Ronald R Bevirt — RONALD BEVIRT — 10/7/15

Gatherer Signature — **Print Name** — **Date**

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Date	Print Name	Signature	Address
10/23	Bonnie McKay	Bonnie McKay	[illegible]

[signature] Richard A. Sendt 23 Oct 2015

Gatherer Signature **Print Name** **Date**

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Date	Print Name	Signature	Address
10/14/15	ANNE MAGUIRE	[signature]	3055 Charnelton St. Eugene, OR 97405
10/14/15	Gina Mitchell	[signature]	3050 Charnelton St. Eugene, OR 97405
10/14/15	LORENE MARTINSON	[signature]	235 W3 Eugene Or 97405
10/14/15	Shane Billings	[signature]	2920 Charnelton St. 97405
10/14/15	Rachel R. Chester	[signature]	2920 Charnelton St 97405
10/14/15	GREG J WOBBE	[signature]	2925 CHARNELTON ST 97405
10/15/15	Lynn C. Joseph	[signature]	2914 Charnelton St. 97405

[signature] RONALD K BEVIRT 10/14/15

Gatherer Signature **Print Name** **Date**

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Date	Print Name	Signature	Address
10/4	F. Ben Grieger	F Ben Grieger	2840 Mill St., Eugene OR
10/4	J. Matt Grieger		2840 mill St., Eugene OR
10/4	Harold Hushbeck	Harold Hushbeck	2528 Chula Vista, 95403
10/5	Genna Hinrichs		1934 Cleveland St. 97405
10-5	David Hinck		787 Fairfield Ave 97402
10/5/15	Ellen Otani	Ellen K Otani	1051 Randall Street Eugene, OR97401
10/5/15	Beverly Day	Beverly Day	24 Westbrook Way Eugene 97405
10/5/15	Marian Smith	Marian Smith	3276 Dupplebarry Eug 97401
10/5/15	Mary E Gent		2090 Floral Hill Dr. Eug. 97403
10/5/15	Anne McGinley		1593 Larkspur Lp Eugene 97401
10/5/15	MARY P. PUGSLEY		2150 Greenview St Eugene 97405
10/5/15	Bart Snyder		655 Goodpasture Island Rd #15 97401
10/5/15	Donna M Snyder	Donna M. Snyder	655 Goodpasture Island Rd #15 97401
10/6/15	Katie Droll	Katie Droll	1417 Olive St. #4 Eugene, OR 97401
10/11/15	Stan Paulic		2845 Mill St. Eugene OR 97405

Margie James — Margie James — 10-6-15

Gatherer Signature — **Print Name** — **Date**

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Date	Print Name	Signature	Address
10/11/15	Teri Olson	Teri Olson	2885 Mill St 97405
10-11-15	Walter Olson	Walter Olson	2885 Mill St. 97405
10-11-15	Tyler Yahn		2875 Mill St. 97405
10/11/15	David Prentice	David Prentice	2875 Mill St. 97405
10/11	Sonja Schibelius	Sonja Schibelius	2875 Mill St. 97405
10/11/15	PO PETZ		2825 Mill St 97405
10/11/15	Elisabeth Campbell		2825 Mill St 97405
10/11/15	Mike Weinstein	Mike Weinstein	2820 Mill St 97405
10/11/15	Steven Colbert		2810 Mill St. 97405
10/11/15	Sherrie Colbert		2810 Mill St. 97405
10/11/15	Monica Dostal	Monica Dostal	2820 Mill St Eugene 97405
10/11/15	Louisa Dorsch	Louisa Dorsch	3255 Kincaid St. Eugene 97405
10/16/15	David Knowlton		2815 Mill St. Eug OR 97405
10/11/15	GREG HEINZ		2820 FERRY ST. EUG OR 97405
10/12/15	Kathleen Heinz	Kathleen Heinz	2820 Ferry st. Eugene 97405

Margie Jamy — Margie Jamy — 10/17/15

Gatherer Signature — **Print Name** — **Date**

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Date	Print Name	Signature	Address
10/17/15	Rick Guerra	Rick Guerra	2825 Ferry St.
10/17/15	FRIEDA BROWN	Frieda Brown	2830 Ferry St.
10/17/15	Wayne Kingsbury	Wayne Kingsbury	2840 FERRY ST.
10/17/15	Rita Kingsbury	Rita Kingsbury	2840 Ferry St.
10/17/15	Beverly Wiltshire	Beverly Wiltshire	2880 Ferry St
10/17/15	Brett Moser		2865 Ferry st
10/17/15	Tami Clayton	Tami Clayton	2865 Ferry St.
10/17/15	Evan Goulette	Evan Goulette	2885 Ferry St.
10/17/15	Cecilia Vasquez	Cecilia Vasquez	2900 Ferry st
10-17-15	Louranah Janeski		2920 Ferry St.
10/17-15	Heida Sigurdard	Heida Sigurdard	2935 Ferry St.
10/17/15	MIKE HARMS		2951 FERRY ST.
10/17/15	Glenn Quint		2956 Ferry St.
10/17/15	LORETTA LEACH	Loretta Leach	2975 Ferry St.
10-17-15	Jim Hudspeth	Jim Hudspeth	2964 Mill St.

Margie James — Margie James — 10-17-15

Gatherer Signature — **Print Name** — **Date**

SOUTH WILLAMETTE NEIGHBORS

September 20, 2016

To all interested parties:

Please find attached additional signatures on the SWN Petition that were not included with our initial packet submission, sent by email on September 2, 2016. We apologize for this oversight and hope that you will add these pages to our collective “public testimony” regarding South Willamette.

Thank you.

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Date	Print Name	Signature	Address
10/10/15	Joyce Y. Eaton	Joyce Y. Eaton	PO Box 51616, 97405 (120 E 30th – no mail delivered)
10/10/15	Jerry Smith	Jerry Smith	PO Box 50041 97405 (E 30th Avenue
10/10/15	Laura Strohm	L. A. Strohm	105 E 30th Ave Eugene
"	HAVEN RICH	Haven Rich	"
10/11/15	Marina Favuzzi	[illegible]	40 E 30th st Eugene OR 97405
10/11/15	James Kolego	James Kolego	50 E 30th Ave 97405
10/11/15	[illegible]	[illegible]	135 E. 30th Ave. 97405
10/11/15	Marilyn Berman	[illegible]	175 E 30th Ave 97405
10/11	Yina Liang	Yina	223 E 30th Ave. 97402
10/11	Tim Ingalsbee	Tim Ingalsbee	295 E. 30th Eugene OR 97405
10/17	Julie Reed	Julie Reed	60 E 30th Eug 97405
10/17	Lynn Coody	[illegible]	214 E. 30th Eug. OR 97405
10/17	Catia Juliana	[illegible]	295 E. 30th Eug 97405
10/17	Brandy Newton	[illegible]	845 Shalar Ct Eug 97405
10/17	Don Harrold	D. Harrold	330 E. 30th Ave 97405

Joyce Eaton

Gatherer Signature **Print Name** **Date**

(SWNPetition-Final.pdf)

"Eugene's existing neighborhoods provide the foundation for the community's overall livability."
Envision Eugene 2012 Recommendation, Approved by Eugene City Council

SOUTH WILLAMETTE NEIGHBORS

PETITION TO EUGENE CITY COUNCIL

To suspend the South Willamette Special Area Zone (SW-SAZ) adoption process & to develop a refinement plan to address land use and transportation policies.

As residents, business owners and/or property owners within, around and affected by the proposed South Willamette Special Area Zone(SW-SAZ), we respectfully request the Eugene City Council to suspend the adoption process for the proposed zone change and to develop a refinement plan to address land use and transportation policies *that have broad community support* as an appropriate plan for future evolution of the established residential neighborhoods and businesses in this area.

Further, we request the City Council to direct that this community-based process be guided by Statewide Planning Goal 1, which requires meaningful *involvement of a cross-section of affected citizens in all phases of the planning process*.

Further, we request the City Council ensure the outcome of this process fully and faithfully conforms to Envision Eugene Pillar #5: *Protect, repair and enhance neighborhood livability.*

Date	Print Name	Signature	Address
10/17/15	MIKE CARPENTER		345 E 30TH, EUGENE OR 97405
10/17/15	Ellen A. Spear	Ellen A. Spear	380 E. 30th Av/Eugene OR. 97405
10/17/15	Jenny Underrack	Jenny Underrack	365 E. 30th Eugene, OR 97405
10/17/15	ADAM DEERING		3015 Mill St EUGENE OR 97405
10/17/15	Rachel Placencia		3005 Mill St. Eugene OR 97405
"	John Krausser		40 E 30th Eugene 97405
10/21/15	Tina McGill		135 E. 30th Eugene 97405
10/24/15	Jennifer Byun		77 E 29th Ave Eugene OR 97405
10/24/15	[illegible]		354 EAST 30TH AVE EUGENE 97405
11/15/15	Will Eaton		(PO BOX 51616) 120 E. 30th Ave) Eugene 97405
11/15/15	MARJORIE W. EATON	Marjorie W. Eaton	23 N Willamette Street, Eugene 97405

Joyce Eaton

Gatherer Signature | **Print Name** | **Date**

(SWNPetition-Final.pdf)

From AnnaKate Malliris 09/16/2016

To whoever is on the other end of this and particularly Mayor Piercy:

I know that you have been told before and I am sure you will be told again on Sept. 19th (although only in 3 minute increments) that this plan makes no sense. I have told the council(wo)men before the reasons that this plan is ridiculous but now I want to share the actions that are already happening as a result of your ongoing push to change the character of this area.

I have sold one and am preparing to sell another house in this zoning district. I may not be able to get you all to see that the plan is ridiculous (which one of you has the crystal ball that can see out past the 20 years worth of housing that Eugene has already provided), destructive to the area (the South Willamette Neighbors have shared with you the outcomes of this kind of ridiculous development plan in other places around the country; primarily the creation of slums as investors buy up and run decaying rentals until they acquire enough property to build large developments), and leads to long time residents fleeing further out from these central neighborhoods.

And that brings me to me. I have no interest in riding your ridiculous roller coaster that is guaranteed to crash at the end. I will not have the $650,000 worth of real property that I own outright devalued so you can play Legos with my neighborhood. I will not wait until my next door neighbor is a revolving door of tenants lacking any connection or commitment to the neighborhood or even their property while someone rakes in rent payments while watching the property deteriorate and waiting for the big payday when they can buy up the adjoining property for pennies on the dollar from hardworking people like me who just want out and any cost. I will not live next door to a 7 story, 5 story or even 3 story apartment building. And, as I move further out to find an intact neighborhood, I will drive farther to get to work and shop which has the opposite affect on the environment than what you want. But at least for now, you can't stop me.

After living on the edge of downtown for 25 years and watching it become overrun by homeless people going through my garbage cans, people walking through my yard as if it were a thoroughfare, and people stealing from my back yard, the thing that has made me move is you. I don't know where you live but I was the person willing to live in an area close enough in to have all of the challenges because I wanted to be able to walk to the grocery store, be part of a stable neighborhood, and take advantage of being close to downtown; even when downtown was a ghost town. But now you want to turn my neighborhood into a revolving door of apartment tenants who will literally tower over me so that some developers will make a lot of money and the "newbies" to Eugene will be able to live on prime real estate.

You already started to change things when, in your infinite wisdom, you re-stripped the streets so that traffic is often backed up from 18th Street to 30th Avenue. I, fortunately, do not have to put up with it so I am out and the rentals are already moving in. You will, by the time you run your agenda, have turned one of the oldest and most stable neighborhoods in Eugene into a slum and driven me and many of my neighbors out to the suburbs. Well done. So I won't be there Monday night and you won't really care what anyone says (it's just all process to you) and the plan will run down the rails. It's a pilot so if it fails, you had a learning experience so no worries. But whether is "succeeds" or fails, the neighborhood will be destroyed and all of it's residents will be out in the suburbs with me (and I'm guessing you).

Just a thought to ponder: Is it any surprise that Donald Trump has become this year's version of the angry (wo)man's candidate? You and your ridiculous, arrogant plans are the fuel for this kind of nasty rebellion. I won't join that crusade but I also won't sit around while you slowly tear apart what was my utopia.

Anna Kate Malliris

FromWendyDudelheim 09/18/2016

Dear City Council and Mayor Kitty Piercy:

Please comment on the potentiality of any upcoming, commercial and residential new zoning changes, beyond, 30 East 33rd Avenue, (South Eugene - Post Office). I have unfavorable concerns of future developments which could create and force additional lanes beyond the intersection of 29th and Willamette.

I hope you will address this question, tomorrow evening on September

19th. Best Regards,
WendyDudelheim
3385 Storey Blvd.
Eugene, OR 97405

From Jean Diamond and Michael Karasek 09/18/2016

We are unable to attend the meeting at South Eugene today and want to give our input as residents for almost 40 years in the College Hill neighborhood which is directly affected by the South Willamette Zone. We are pleased that the City is taking a step back and listening to the community.

Our priorities:

1. We support the livability and sustainability of existing neighborhoods. Currently College Hill is a "walkable", low traffic area. We would like to keep it that way.

2. We believe that high density housing leads to destabilizing existing neighborhoods. We feel that existing, functioning neighborhoods should not be dramatically altered in pursuit of increased density.

3. With an increase in the number of dwellings there is also increased traffic on the neighboring streets.

4. The College Hill neighbors should be consulted and informed of any potential changes in zoning.

5. A refinement plan is essential if any changes are planned for this area.

Thank you for your interest in hearing from the neighbors.

Jean Diamond and Michael Karasek

From Jeff Cole 09/19/2016

Dear City of Eugene:

I live in Portland yet I'm writing to you on Envision Eugene & South Willamette because I am fond of your city – in fact, I am seriously contemplating a move to Eugene.

Portland is well known for its planning prowess - much of it is well deserved. Yet there are some lessons to be learned that I think are worth considering going forward in Eugene.

In Portland, we are lauded in the press and we have indeed become a tourist destination. We have grown rapidly, especially in the recent post-recession period. Despite this abundance of apparent prosperity our city faces multiple systemic challenges:

Roads: Portland has a billion dollar backlog of unmet road maintenance needs. Our streets are literally falling apart, and delayed maintenance means the cost of future repairs is increasing exponentially. Voters recently approved a local gas tax - yet it's just a small bandaid on the larger problem - decades of underfunded road maintenance now must be reversed.

Traffic and parking: it's bad and getting worse. And Portland's decision to allow mixed-use buildings with no parking on transit corridors running through century old neighborhoods has cast a plague of parking headaches.

Police: While our population has increased our police force has shrunk - and due to attrition the problem will get worse before it gets better. Two blocks from me a pedestrian - a teenage girl legally attempting to cross the street - was killed by a reckless motorist driving 50-60mph in a 30mph zone. Yet Portland's traffic enforcement capabilities have become skeletal. Portland's police force responds by shifting a shrinking number of officers from one crisis area to the next.

Parks: Portland voters have repeatedly passed and renewed parks bond measures. System Development Charges are levied on each unit of new construction. Yet, in Portland's rapidly growing close-in neighborhoods no new park resources have been dedicated and a long promised community center remains unbuilt. My own neighborhood officially remains "park deficient." Two decades ago our nearest park had two full time maintenance staff - now there is only one half time position. Legions of volunteers try to make up this gap yet at some point there is a limit to how much can be expected of them.

Our City's Character: once Portland focused new development into truly distressed areas where previous economic activity was in decline. Old warehouses and railroad yards were converted into our Pearl district. In South Waterfront a similar story is told. Now development is overwhelming perfectly good streetcar era neighborhoods that are already walkable with a full range of services. Irreplaceable vintage urban fabric is being demolished in favor of boxy mixed use buildings with tiny units and deficient ground floor commercial space.

* * * * *

One would think Portland's era of prosperity meant that more resources would be available to make our city more live-able - yet we are coming up short on many accounts.

And so the basic point I wish to share is this: **any growth Eugene envisions must include lock-tight commitments to include the amenities and infrastructure that mitigates new impacts and at the very least preserves the same level of livability that existed before**. **In short, without a guaranteed resource stream to pay for the public improvements that accompany private development the citizens of Eugene will be shortchanged.**

If you have neighborhoods and business districts that are working and live-able, tread very carefully in terms of new visions. Be thankful for the success and nurture it gently. Rather than rely on widespread (and generally irreversible) up-zoning and massive area overlays - apply a precision focus where new development can be surgically introduced to enhance rather than overwhelm existing urban fabric.

There are many euphemisms for new concepts in urban planning - "smart growth" and "missing middle" - yet I believe that core ideas embodied in Portland's 1980 Comprehensive Plan and the concept of "sense of place" still represent a highly valid, holistic approach to accommodating growth that doesn't compromiselivability.

Thankyou,

Jeff Cole
4343 SE Madison St.
Portland, OR 97215
503.927.7748

From The Southeast Neighbors Board of Directors 09/19/2016

Dear Mayor Piercy, City Council and staff,

Thank you for the opportunity to comment on the engagement processes related to South Willamette planning. We appreciate your efforts to restart this community discussion and hope that the City's new approach will engage area neighbors in helping create a widely supported plan. The Southeast Neighbors Board of Directors submits these comments for the public record as elected representatives of the neighborhood association without intending to represent the opinions of the larger neighborhood.

We believe that the Envision Eugene process has, in general, successfully identified community support for affordable housing, neighborhood livability, viable transportation options, and protection of our natural resources. However, we think the planning process in regards to the South Willamette Area Rezone failed from the beginning to accommodate the concerns of those area residents who would be most impacted by the changes proposed.

Understanding and appreciating citizens' concerns is essential to developing trust and creating successful outcomes. Proposing to change the zoning and land use regulations as was done with SW-SAZ created unnecessary conflict with area neighbors. If implemented as proposed the rezoning would have undoubtedly displaced many low and middle income residents and led to the destruction of most of the affordable homes in the area.

This failure is not unique to Eugene nor to land use planning. As many governing jurisdictions and agencies are discovering broad public support is best achieved by reaching out first to the most affected residents and ensuring that they have sufficient capacity among themselves to fully participate in the process. Meaningful and effective public participation is often successful when the organization in charge commits to integrating this approach into its staff training, program priorities, and efforts to implement the policies of their decision making bodies.

We do not believe that a city-wide planning process is sufficient to develop proposals for specific areas of our community. Each transportation corridor has its own unique characteristics and area residents with their own thoughts about how to best accommodate growth. The Envision Eugene process has identified key social values pertinent to planning for a growing population. It's essential that we now focus our planning for specific areas with the understanding that the process should be driven by area residents.

We believe a refinement plan process is best suited to fulfill this goal. By supporting the efforts of South Willamette residents to fully engage their neighbors in developing a draft refinement plan the City can begin to mend the hurt and distrust created with SW-SAZ.

Our recommendation is that the City initiate a refinement planning process for South Willamette as soon as is practical. We supported such a recommendation earlier in the year when we joined with the three other south Eugene neighborhoods in asking for such a process

Thank you for your consideration of our comments,

Southeast Neighbors Board of Director

From Greg Giesy 09/19/2016

Dear Mayor and City Council,

The South Willamette issue is so far off the tracks that I don't know if we can ever repair the alienation it has caused and I believe that we are still heading in the wrong direction. The meeting today was not wanted by most of the people involved in this issue. The focus of the meeting that everyone in Eugene can state what the residents in the South Willamette area should want only causes more feeling that those residents have little choice but to except their fate with their feelings mattering less than people who won't need to live with the outcome.

I have been on the Friendly Area Neighbors (FAN) Board for eighteen years and during that time we have asked repeatedly for a refinement plan. When I first started on the FAN Board long time members told me that the board had tried for 20 years before I joined to get a refinement plan for the neighborhood.
The South Willamette Special Area Zone started with us being refused a refinement plan but the city was willing to do something that would cost less. Now that six years have been wasted and the price of the Special Area Zone, that has been cancelled, is several times what a refinement plan would have cost. Maybe we should rethink the city's stance on not doing refinement plans.

Over the last year there have been many debates over the pros and cons of refinement plans. The one thing it has over how the special area zone was handled is that it starts with a neighborhood planning committee helped by city staff talking to residents about what the area should look like and them actually walking the neighborhood.

The special area zone had meeting with anyone that wanted to attend writing ideas on maps and city staff deciding what they wanted to promote from the statements on the maps. It also expanded out of FAN to two neighborhoods that had little idea that the special area zone was happening and then went to code before walking the area to see if what was on the maps made any sense.

Refinement plans look at traffic, parking, solar access, gentrification, and livability in general which was not adequately done for the special area zone.

I will finish with going beyond weighing the benefits and short comings of refinement plans versus special area zones to say the city's biggest problem with many of the things it does is the lack of communication funding to get information out to its citizens. Going back to the drawing board to rehash things cost many times what it would cost to make people aware of what was happening.

Sincerely,

Greg Giesy
Friendly Area Neighbors Board Member
42 W. 19th Avenue
541.687.1858

From Wayne Gaddy 09/19/2016

I want express my support for the motion sponsored by Mike Clark some months ago that was initially passed by the council. I haven't seen the Brown-Clark proposal referred to at tonight's public forum at South Eugene High but I gather it's along those lines. I urge you to move carefully on rezoning in the Southeastern area of town. This is already a densely populated area of many modest homes owned by people of modest incomes. A number of us are senior citizens who have limited physical and financial resources to move if they find a multi-story apartment building built right up to their property line. For someone like me who has spent 29 years remodeling inside and building an attractive yard and garden outside that radical a change would be intolerable. If you want to rezone properties that are being used as rentals that's one thing. No homeowner who bought a residence to live in and does live with the expectation that similar homes would be on either side should have kind of a change imposed adjoining property without his /her consent or compensation. MUPTE should not be extended further south or anywhere else. If there really is a need for an increase in apartment buildings they will be built It's called the free market. Rather than destroy the character of neighborhoods, I would rather see the Urban Growth Boundary expanded to accommodate a rapid population growth than to see wide swaths of our city turned into a sea of condos and tenements like What's happening in central Seattle. This is an area that is carrying more traffic than its streets can handle. Now that school is back in session, afternoon traffic on Willamette is considerably worse and I expect it to get worse when the university opens for fall term. The Hub is an eyesore that you would have expected to see in East Berlin but at least it's on a transportation corridor. Your planning department approved a zoning change across the street on three adjoining lots that had single houses, lawns, and the ability to see a skyline above them. The planner in charge told me there would be four discrete duplexes where there were three houses, there was no way an apartment building could be built and it would be no taller than the 2 story houses in the immediate area. All three of those promises were wrong. The owner bragged to his workers that he had already flipped the building to a California corporation for a profit of $300,000. One subcontractor told me the building was so cheaply built it would start falling apart within ten years as he thinks Capstone will (Yes, he did work on that project) I feel like a fool for trusting your planning department when over the years I'd been warned by people not to trust city staff. I'll never make that mistake again. The city needs to set up a structure whereby neighborhood people are brought in from the beginning to develop changes in zoning and liveability. The planning department should not be able to get you to impose radical changes when there is clearly strong opposition to those who will suffer from the changes. Frankly, I think the city government is more responsive to the affluent and the developers.who see modest neighborhoods as easy pickings. It also looks like you would never do this to the most expensive neighborhoods that live on big spreads and enjoy views of empty land in the distance and little traffic or noise in their areas. Our area includes decades long residents who have always provided the strongest yes votes when the city has needed money from voters I think attention should be paid to those of us who have contributed to our city for decades as opposed to focusing so intently on those who may come here in the future and may not set roots here. Those who come here should do some planning as I did 41 years ago to make sure they are going to a place where they can find affordable housing. All neighborhoods should share equally the burdens that future growth may bring.

Wayne Gaddy

From Richard Sundt 09/19/2016

Forum on South Willamette, South Eugene High School
19 September 2016

Presentation by Richard A. Sundt, Eugene, Ward 2

The South Willamette Special Area Zone proposed in 2015 elicited many objections from residents living in this part of Eugene, including myself. However, I firmly believe that one aspect of this plan was admirable and deserves, with appropriate modifications, to be used as a model in other parts of the city.

I am referring to that aspect of the SAZ plan that promotes densification by erecting multi-storied mixed- used structures on either side of the South Willamette corridor. It's about time that Eugene think of densifying commercial areas in this and other ways. This will help to contain our unending commercial sprawl. And in the process, it should also relieve residents from having to carry all the burdens of achieving density on their shoulders.

Thus, I urge the Council to adopt the Clark and Brown initiative to trim the SW-SAZ to what were once its original boundaries, namely from 24th to 29th Avenues, and to concentrate development of new multi- purpose buildings on either side of this five-block area of South Willamette. Adoption of such a scheme should include a refinement plan, that—a among other things—will ensure preservation of the natural beauty offered to this part of the city by the presence of Spencer Butte and the surrounding hills.

From Tom Happy 09/19/2016

All,
First and foremost, listen to the people who are directly impacted by zoning changes. The results of the Chambers Node Revisited process of a dozen years ago, as well as the more recent special area zone process in Jefferson Westside, are laudable examples of effective citizen engagement. *The zoning changes in these examples meet the state mandated targets for density, comply with city code for the same, and have meaningful protections to preserve the livability of the neighborhoods involved.*

The trouble starts when changes are made that suddenly and significantly alter the character of a home, a block or a neighborhood. The simplest way to think about it is to ask yourself "what would I be happy to live with in the way of changes next to my home?" It causes problems when the notion of infill is something "out there." Your "out there" is always somebody else's home. Ponder that one, and I mean really let it sink in.

My family has been victimized by poor planning more than once. In dealing with this reality, I have met or talked with multiple City of Eugene Planning Division staff. Every single one of them has been friendly, polite, and generally helpful. Yet, I have somewhere south of "very little trust" for the Planning Division as a whole. This is due solely to my experience on the ground.

Businesses, non-profit organizations, governmental entities all want predictability in their dealings. Certainty is even better. Tools like MUPTE are ways of creating some certainty for developers. What about homeowners, I ask? Don't you think that most folks who own a home want the same thing? There is a huge disconnect between the City's aspirational goals for infill development and the actual results-to-date. The developers are in the driver's seat, and their interests are not the same as the City's, not to mention the neighboring home owners'. It is no surprise that the real world product of this system is not working for the impacted residents.

We already have a large inventory of "reasonably affordable" housing. When established, older homes are bulldozed to build new, denser housing, affordability goes out the window. The ONLY affordable housing being built new is that which is subsidized, and in many cases this will not be the case forever (that is, eventually much of this will become market-rate housing).

When neighborhoods are destabilized, quality of life diminishes for those unfortunate enough to live there. Those who can do so will eventually move, usually to areas closer to the urban fringe and away from the core. This is counter to the aims of densifying the city core and minimizing sprawl. Poorly planned and placed infill leads to the very problem (sprawl, due to flight from established core neighborhoods) that it is trying to address.

And even if the net result of bad infill is more density, think about what happens to the heart, the character, the soul of a neighborhood when the long-term, truly invested residents (from families, to retirees, to elderly who've spent their entire lives in the same house) move away en masse. How, in any way, shape or form, could this be conceived of as a good thing, or a desired outcome?

Infill needs to happen incrementally, respectfully, and thoughtfully in established neighborhoods in order to succeed on all levels. Targeted high-density housing, where appropriate, can allow for large increases in housing stock. Opportunity siting and transit corridors are prime places for this. There should be a gradual transition from the above into the neighborhood core, not wholesale change.

Yes, we need more multi-family housing in its various forms (apartments, townhouses, row houses, duplexes, cottage clusters, etc.). So let's build them right, place them appropriately, and preserve what we have. A neighbor placing a backyard cottage (or two), or even a well-placed and well-designed full-size house adjacent to my backyard, is a much different proposition than a developer (likely a non-neighbor, and therefore without a vested interest in the well-being of existing residents) building a six-unit apartment building in the same neighboring yard with a 30-foot looming wall 5-feet from my south property line. Think about that for a minute or two! Don't think it happens? I have faced this reality in two different neighborhoods!

One final thought is that the City should be densifying uniformly throughout the urban area. Often times the areas being targeted for infill are already the densest parts of town. Sure, it makes sense to have a more dense urban core, and development on transit corridors is efficient and smart. But we all need to share in the pains of growing over the coming years. So let's share the load, and make sure that the "load" is done intelligently, sensitively, and in ways that we can be proud of in the years to come. Build it well, build it in the right place, and create truly inspiring and attractive places to live while making our existing neighborhoods better than they are now. It can be done, it is not pie-in-the-sky to believe so. We know what doesn't work. We can and must do better.

Thank you for the opportunity to comment. I hope you take my words to

heart. All the best,
Tom Happy
Eugene

From Thomas Price 09/19/2016

CityLeadership,

What I heard was a quieter energy that was not in favor of the Brown/Clark Initiative but would like community involvement as we move forward to refine the planning process, so it embodies the energy of Envision Eugene in a way that trust is co-created with the outcome.

As one of your Sustainability Commissioners, my independent voice has always spoken out for a more balanced system where the homeowner and renter has as much say in the process as the developer and big business.

To be sustainable, we need to achieve a synergistic balance between people and profit. While our social economic system embodies ownership of land resources, if there's ever a place to create more social equity, that place is our community equity of land use planning. The city as a whole is a shared resource for all its citizens. We who live and work in its boundaries day in and day out share in its resources either equally and justly, or not. While capitalism and social equity do not seem to fit in the same container, I believe it is the responsibility of our city leadership to work toward balancing social equity with a capitalist driven economy. This is how we create trust.

Please don't let the vocal minority drown out the quieter Common Good Majority.

ThomasPrice
TitanToastmaster
Eugene, Sustainability Commissioner
Eugene Branch Collaborative
Of the:
International Living Future Institute,
Cascadia Green Building Council,
Living Community & Living Building Challenge.

Working with you,
I Connect & Protect!

@ThomastheBrave
@TBrave on Twitter.

541-554-2581/877-278-3083

Safety, Health, & Environmental Works, World Wide ☺
PacInfo - Simplified Computing
& Tom's Mobile Marketing

"You don't choose your future, your habits do." ~ Paul E. Tsika

COMMENTS REGARDING "NEXT STEP" FOR PLANNING IN THE AREA OF SOUTH WILLAMETTE STREET

Paul Conte

Submitted September 20, 2016

By the numbers

An overwhelming proportion of community members support a refinement plan process, with the initial step being led by a Planning Team comprised of members of the affected area, following direction by City Council to produce a *draft* proposal for a new refinement plan.

At the September 19, 2016 public forum there were 39 individuals who presented oral testimony. Twenty-five individuals explicitly stated support for a refinement plan (or have stated their support in the past, e.g., Christine Sundt). Only five individuals spoke in support of an alternative, city-wide committee as the next step. (See below)

More compelling is the petition in support of a refinement plan signed by 600 individuals.

In addition, the board of all four of the affected neighborhood organizations voted to support the letter from the Council of South Eugene Neighborhoods, which supported a refinement plan.

There is simply no justification for acting as if this is a "split" community. There is a miniscule group of individuals, most who don't live in the area, that are trying to block a community-driven first step at a refinement plan.

Refinement plan facts – *the accurate ones*

For as long as Donald Trump has been claiming that Barack Obama wasn't born in the United States, City Planning Division staff have been presenting the City Council and public with similarly untrue claims about refinement plans.

Recently, Terri Harding finally agreed that the following are the *true* facts about the type of refinement plan that would be adopted for the South Willamette Street area:

1. Regarding ORS 197.200. A "refinement plan" under ORS 197.200 is a particular form of "refinement plan," and the *Metro Plan* establishes a different form of refinement plan, which does not need to meet the requirements of ORS 197.200 and does not establish mandatory "expedited land division" processes.

   From a practical standpoint, ORS 197.200 isn't particularly relevant to the current discussion.

2. Requirements for land use code implementing a refinement plan. There is *no* requirement that a *Metro Plan* refinement plan include land use code to implement plan policies. However, ORS requires that a comprehensive plan policy must be incorporated into land use code to be used as an approval criteria. This is mere "housekeeping" that can be satisfied with simple "copy-and-paste" into Chapter 9 Land Use Code as part of the ordinance adopting a refinement plan. Therefore, this ORS requirement isn't a burden or hurdle for adopting prescriptive refinement plan policies.

   It's not clear whether the current land use code's numerous instances of "inclusion by reference" to plan policies is adequate. However, since it's no problem going forward to – a) write (some) refinement plan policies as prescriptive and (in in the case of housing-related policies) in clear-and-objective terms; and b) copy-and-paste into Chapter 9 – this aspect also isn't an issue or hurdle for adopting new refinement plan policies.

3. Refinement plan policies take priority over zoning. In a related subject, it's clear from the DLCD enforcement order on the City that the City *cannot* allow development that is more intensive than the comprehensive plan allows, regardless of zoning criteria. Going forward this issue can easily be avoided altogether simply by incorporating new plan policies into Chapter 9.

4. Comprehensive Plan. For clarification, the "*Metro Plan*" is not the "comprehensive plan." The comprehensive plan comprises a set of documents, including the *Metro Plan*, refinement plans and others.

5. Plan policy hierarchy. Refinement plans are not "under the *Metro Plan*," and refinement plan policies are comprehensive plan policies *at the same legal level* as policies in the *Metro Plan* document itself. Refinement plan policies may be narrower and/or more detailed, but they are *not* "subordinate." In theory, no refinement plan policy should conflict with any *Metro Plan* policy; thus, the language that "in case of a conflict, the *Metro Plan* prevails" is simply to establish how to deal with *unintentional* conflicts. That language does not in any substantive way subordinate refinement plan policies.

6. MUPTE. The MUPTE ordinance requires a "*Metro Plan*" refinement plan for an area to be "activated" for future MUPTE applications. The MUPTE ordinance does not require land use code (other than incorporating policies into Chapter 9) before activating a new MUPTE area.

7. Types of refinement plans. The form of "*Metro Plan*" refinement plan that would cover areas in multiple neighborhoods is called a "special area plan" or "special area refinement plan," and the language should be used precisely. It's unfortunate that staff is using "area plan" for something that is *not* a special area plan because this has been very confusing to citizens, as well as City Councilors. In any case, staff documents should make every effort to avoid such confusion, preferably by using another term.

   Similarly, "neighborhood plan" or "neighborhood refinement plan" should be used only to refer to the respective type of "*Metro Plan*" refinement plan.

   It's unclear whether a "neighborhood plan" could be limited to an area that is wholly within one neighborhood organization's boundaries, but is not the entire neighborhood. It would avoid any confusion to use "special area plan" for this geographic scope.

In sum, none of the purported problems that staff claimed arose from a refinement plan process exist. As history has proven, a community-driven refinement plan process can be successfully conducted for far less money and much quicker than the experience with a staff-driven "area planning" process.

The essential differences between a community-driven refinement plan process and a staff-driven "area planning" process

The first step in a refinement plan process is directed by a community-based Planning Team, with staff and/or consultants providing a support role. Area planning is directed by staff.

The refinement plan process is "bottom-up" and generates a draft proposal for a refinement plan based on the knowledge and active engagement of people who live and work in the affected community. Fellow citizens on the Planning Team gather, validate and synthesize citizen input. Area planning is "top-down" with staff establishing the framework through which input from citizens is filtered, interpreted and fit into the framework by staff decisions.

The following table summarizes differences between a refinement plan and area plan.

	Refinement Plan	Area Plan
Legally binding process	Yes	No
Distinct two-step process	Yes	No
Who drives the bus?		
Step 1:	Members of plan area community	Planning staff
Step 2:	Planning staff	
Full review and formal recommendations by neighborhood organizations	Yes	No
Full review and formal recommendations by Planning Commission	Yes	Maybe
Adoption by City Council	Yes	No

A common misconception about the role of a Planning Team

A Planning Team is *not* a group of individuals "representing" the interests of different constituencies and "negotiating" an agreement on proposed policies.

The Planning Team's primary responsibilities include directing a community engagement process that produces a document that reflects the *community's* shared goals, objectives and proposed policies. This includes:

- Ensuring broad and effective public outreach, including providing the kind of information that neighborhood members need to make informed recommendations and decisions.
- Ensuring substantial and effective public engagement, including thorough discussions and deliberations on proposed goals, objectives and policies for the refinement plan.
- Creating a proposed "Draft Refinement Plan" for consideration through the subsequent phases of the public process.

An essential aspect of the refinement plan process is that citizens with no background in public policy and planning, nevertheless are most knowledgeable about the neighborhoods in which they live and run local businesses. Oregon's Statewide Planning Goals recognize this principle and call for planning staff to *assist* so that NRPs can be successfully crafted and understood by ordinary citizens.

The alternatives proposed for "next steps."

The only alternative that's been proposed is from a small group of individuals who call themselves "WE CAN." The proposal is essentially a "top-down" approach with a committee representing a plethora of interests city-wide. From the website, here's a quick recap of how this committee would be composed:

- 16 Representatives from relevant neighborhood associations (encompassing or adjacent to "key transit corridors")
- 32 Residents (including both homeowners and renters) from the relevant areas
- 16 (32?) Property owners and landlords from the relevant areas
- 16 Business owners and employees who work in the relevant areas
- 2 Representatives of local development and real estate interests
- 2 Representatives of transportation interests

- 4 Experts in relevant topic areas (climate recovery, architecture, services to low-income individuals, etc.)
- 3 Representatives of city commissions, including Planning, Human Rights, and Sustainability
- 3 Representatives of other key stakeholders (for example, the University)
- 2 Representatives from the city- staff and council

TOTAL: 96 "representatives"

Obviously, this is impractical.

The proposal also includes broadening the scope to include affordable housing policy and addressing homelessness. The estimate is for another 18 months of meetings before getting around to some next step to address local situations. This necessarily would have to be a staff-driven process.

One of the fundamental errors in the SW-SAZ process was "mission creep" that led to a geographic and conceptual broadening beyond the capacity for ensuring effective public engagement and support. The WE CAN proposal would multiply that problem by one or two orders of magnitude.

The proposal also suggests a terribly flawed idea of having this committee "allocate" certain types of housing to the various transit corridors. From a practical standpoint, it would be impossible to do this with any reasonable empirical basis or fairness without fine-grained work and engagement in the various areas.

This idea is a textbook example of cooking up some grand scheme that has no grounding in reality. It's a non-starter.

We have the necessary foundation to proceed

The WE CAN proposal assumes the city can't move ahead with refinement planning because the Envision Eugene document approved by City Council is inadequate. First off, that's wrong – the EE document provides a good set of "pillars," widely agreed upon. But the EE document goes further with respect to housing in particular, establishing for example that implementation strategies must "be in accordance with the goals and recommendations of the Infill Compatibility Standards and Opportunity Siting Task Teams.

The EE Multiple-use (Re)Development Committee produced 18 very specific recommendations that would guide development along key transit corridors.

The City Council has already directed that "Opportunity Siting" be the primary strategy for mixed-use development in established neighborhood communities.

All that's needed now is for the City Council to approve a "charter" with scope and specific direction for a Planning Team and a South Willamette Street Area Refinement Plan. This first effort would be the best way to work out the "kinks" so similar processes can be initiated in other areas.

Although some revisions would no doubt improve the Brown/Clark Initiative, that document provides a concrete and viable starting point. A very great advantage of using this as the starting point is that the initiative is already widely supported by the community.

Thank you for your consideration.

Exhibit A.

Neighborhood organizations that encompass or abut a "key transit corridor," as identified on the Envision Eugene map:

- Active Bethel Citizens
- Cal Young Neighborhood Association
- Churchill Area Neighbors
- Southwest Hills Neighborhood Association
- Laurel Hill Valley Citizens
- Far West Neighborhood Association
- Friendly Area Neighbors
- Harlow Neighbors
- Jefferson Westside Neighbors
- Fairmount Neighbors
- Northeast Neighbors
- River Road Community Organization
- Santa Clara Community Organization
- Southeast Neighbors
- Trainsong Neighbors
- Whiteaker Community Council

From Ron-JanetBevirt 09/19/2016

The conclusions I've drawn from the SW-SAZ saga are:

Changes to public policy regarding residential areas must be guided by those most affected.

Oregon's Goal One is Citizen Involvement.

A **neighborhood refinement plan** is the best way to create planning policy for an area.

The "refinement plan" is Oregon's statutory form of a community-based plan.

The work is done by a **planning team** with a majority composition of residents and businesses from the affected area.

The team also includes members from surrounding areas.

The members of the planning team commit to being **impartial investigators** to seek out all views and create a plan, which **represents the unified view of the team as best representing community needs, values, and interests** for the area.

Residents and business owners in a specified area are best suited to focus on the **social, environmental and economic well-being** of that area.

A refinement plan is the best way to include the relevant issues of **density, infill, transportation, infrastructure, affordability, livability, climate change and sustainability** while planning for future growth and development within Eugene's residential areas.

The Neighborhood livability pillar of Envision Eugene is to **"Protect, Repair and Enhance Neighborhood Livability."**

A **refinement plan** is the best way for residents and businesses in an area (that have the largest stake in the area), to develop the policies that meet the goals and objectives of **Envision Eugene and the Metro Plan.**

From Janet Bevirt 9/19/16

Read at Mayor's Forum

To City Councilors, Mayor & City Manager

I'm Janet Bevirt,
I live and own several properties across the street from the Willard School grounds, in the Southwest Hills Neighborhood and own a lot in the Southeast Neighborhood.

A **refinement plan** needs to be the foundation for any future changes of my and other neighborhoods, to mold the growth and development within the residential and commercial areas, the transportation, infrastructure, density, infill, affordability and climate change issues, so that it **remains** sustainable, livable & walkable.

Presently the South Willamette Street change has **negatively affected** West 29th Ave. There's a continual roaring sound of traffic now avoiding Willamette St and its shopping area. At times there's block long backed-up traffic from the Lincoln St and Woodfield Station traffic lights. **Increased congestion is unsafe** and not acceptable, traffic counting needs to be done on W 29th Ave.

The Downtown no bike riding on sidewalks law needs to apply to South Willamette St & 29th Ave. It's absurd to provide bike lanes for bicycles & skateboards and see people not riding in them, but next to them on sidewalks, so that pedestrians can't have **safe walkable sidewalks**.

For neighborhoods to **remain livable** building developments needs to provide adequate onsite parking. Cascade Manor's buildings (and others) need to provide ample employee, patron, resident & visitor parking. W 30th Ave is not their parking lot. There is no 1/2 car, so a half parking space building site requirement is ridiculous low.

The city does not require developers to divulge their investors, **but who are they & where are they from?** Developers apply for MUPTE **10-year tax breaks**. While property owners get a **yearly 3% tax increase**. **Stop** this city budget rip-off policy called **MUPTE**, that has the general property owner **subsidizing** the developer and their wealthy investors.

Envision Eugene **supports schools, parks & natural, open, green spaces for a healthy community** so please keep the Willard School public lands and low density in the Metro Plan.

Multi-family housing options and housing mix **should not negatively impact** established neighborhoods and businesses by decreasing solar access and privacy.

I do not want a repeat of the South Willamette Special Area Zone.

I do not want Portland's density, infill and affordability problems.

I support a refinement plan for the South Willamette Area!

This approach with City Planners assistance & City Councils support has succeeded many times previously in Eugene.

Please trust the citizens that live & own property in South Willamette and that run & own businesses here, to produce proposals for policies and implementation ideas to meet the goals & objectives of Envision Eugene and the Metro Plan, that are **appropriate to the area** and have **wide neighborhood community support**.

Janet Bevirt
2915 Charnelton St
Betty Taylor's Ward

Please place in the public record for the 9/19/16 Mayor's Forum and a wanted South Willamette Refinement Plan.

Please make this document part of the public record for the public hearing held on September 19, 2016.

The Mayor set up a public hearing ostensibly regarding "engagement processes" in the now-withdrawn South Willamette plan. However, that is not an accurate description of that public hearing.

Buried in the text is the following sentence: "In addition, since this project was the first of other area planning efforts that will be necessary throughout the community to meet our Envision Eugene goals, I invite all community members to provide ideas about future engagement in neighborhoods." That should make it clear that, despite the venue (SEHS cafeteria) and the special email address (southwillamette@ci.eugene.or.us), this meeting is about more than South Willamette.

In this testimony, I will draw only from the three plans affecting the South Willamette area: the South Willamette Concept Plan, the South Willamette Special Area Zone plan, and the South Willamette Street Improvement Plan. Lessons that can be learned here are widely applicable.

The Mayor wrote about "engagement processes" and other City information has talked about "communication" problems. I have seen nothing of that major underlying problem to which the Oregon Consensus report gave a prominent position: trust. It should be obvious that it doesn't matter how much communication you have if the communicating parties don't trust one another. And engagement between parties that don't trust one another will likely go nowhere or become hostile.

In this document, I have dealt with items that involve communication and engagement, but that damage trust. I have backed up everything as thoroughly as possible with references that can be checked, and I have tried to be as clear as possible. That makes for a longer document, but reduces the amount of unverified opinion. I'm sure that there will be a lot of opinions and suggestions. I try to back up my suggestions with verifiable facts and incidents. If you read nothing else here, skip to the Summary at the end and read that.

Deception, Lies, Exaggeration, Disingenuous statements, etc.

These have no place in staff reports. In the first two case I report here, intent to "change the facts" was clearly present in one, and almost certainly in the other. The public is unlikely to catch this sort of thing. Even the Planning Commission and the City Council can easily be deceived. More damaging to public trust are "borderline" cases, in which intent is unlikely to be involved, and is in any case hard to determine. I comment on those

types of cases later. However, I think that these two cases are significant. How many others there have been is hard to determine. They are too well “covered” and easy to overlook.

Case 1

On October 21, 2015, the Planning staff made their report to the City Council on the South Willamette Special Area Zone. Senior Planners Harding and Hostick were the planners involved.

A statement of Senior Planner Hostick is notable. I have transcribed it as accurately as possible from the streaming video; that can be referred to as verification. It is approximately 22:08 (22 minutes 8seconds) into the video.

Hostick: So unfortunately, what can happen would be that new development would actually be required to come up to that 9-foot sidewalk. So, this may seem a little draconian, but that is in fact what is allowed under the current code. And in fact if you were to build a higher building that is what would be required.

Note that Hostick says that this *can* happen, and that it is *allowed* under current code, but in each case he then ignores that. He states unequivocally that “new development would *actually be required* to come up to that 9-foot sidewalk”, and that "if you were to build a higher building" it would be *required* to come up to the sidewalk [*emphasis* mine]. The argument could have been made just as well by using "allowed", but he himself wants the argument to be as "draconian" as possible in order to sell his new solution.

The twice made claim that building up to the sidewalk is required is clearly false, and it is clearly done intentionally. That is the standard definition of a lie.

Why does he put in the "allow" at all? Maybe he doesn’t feel fully comfortable telling a lie. Maybe he wants a little “wiggle room”. Maybe that is a consequence of the fact that he made that same argument a couple of years before, to a group of mostly business people, and the person who had recently developed the apartment complex at the SE corner of Willamette and 24th Place said that he hadn't been required to build up to the sidewalk. Hostick then changed his statement and said that it was allowed but not required. Nevertheless, 2 years later, here he is making the same bogus claim before the City Council. He can probably be certain that the Council doesn't know the Code as well as the developer, but perhaps the earlier experience leads him to add that "wiggle room" by putting in 'allow’ before contradicting it by emphasizing ‘require’.

[The picture below accompanied this portion of the presentation.]

It should be clear that lying is not acceptable if you want to avoid distrust, and a *justifiable* distrust, of the City.

Case 2

Here is another example, from the South Willamette Street Improvement Plan.

On Page 2 of Section 1, which is the “Introduction”, we find the following:
The study corridor is a 0.8 mile segment of Willamette Street between 24th Avenue and 32nd Avenue. This section of Willamette Street is a minor arterial that carries approximately 16,500 vehicles per day (1)...

[The footnote in the original printed version is a superscript (1), and the note is on page 71 (in the "Endnotes” along with other footnotes) and reads:
“(1) Tube counts collected south of the Willamette Street/27th Avenue intersection on 7/22/2010.”
July 22, 2010 was a Thursday.]

The 16,500 number is also given (as "daily traffic volume") in the "Executive Summary" on Page iii. In a chart in the Appendix, the Average Daily traffic volume for 2012 is given as 16,360.

I thought that the use of a single count on a single day in the middle of summer was slipshod. And I was sure that they had other data collected over longer periods and more places. It turned out that it appears to have been worse than slipshod. In January of this year (2016), while looking for something unrelated, I came upon a map published in October 2013 by the City of Eugene, Public Works - Transportation Division. The label on that map said: "Counts Shown Represent Typical Weekday, 24 Hour Volume Counts". It added that the counts were taken from 2006 - 2013. So that was data available in 2013, and some of it would have been available before their planning started. The figure of 16,500 accords reasonably well with the 16,000 given on the map for the section of Willamette between 27th and 29th. But that was not the busiest portion of the 24th to 32nd stretch of Willamette. The busiest segment was from 24th to 27th, where the count on the map is given as 19,800. That's 20% higher than the 16,500 figure, and is about 24% higher than the comparable average of 16,000 given on the map. (I call that figure comparable because they both cover the same time frame; if one figure went up, perhaps the other one did too. As the 16,000 on the map is low, the 19,800 on the map may also be low.) So the statement that the "section of Willamette Street between 24th and 32nd ... carries approximately 16,500 vehicles per day" is not true. It's true that beyond 29th the figure is, not surprisingly, lower, but north of 27th the figure is notably higher. Wouldn't the highest volume be the one to use?

The significance of the "selective" and misleading use of 16,500 cannot be fully understood without knowing something about "road diets" (as these reduction of motor vehicle lanes are widely known). In November 2014, the Federal Highway Administration published a "Road Diet Informational Guide". The guide was apparently compiled from August 2011 through July 2014, and involved a cooperative effort with various transportation departments (or authorities) and with information from a number of independent studies. It is the most balanced presentation I have found.

In that guide, the Average Daily Traffic (ADT), i.e., vehicle count, is considered a "good first approximation" of whether or to conduct a feasibility study. Different areas use different ADTs ranging from around 15,000 to 25,000. The guide suggests 20,000 as a good figure. Considering the fact that they could have done a feasibility study whatever the figures (up to 25,000 at least), why did they choose to cite a lower figure than actually existed for the 24th to 32nd segment?

Consider that in Pasadena, CA the ADT for a feasibility study is set at 15,000. In Lansing

MI, the figure is 18,000. Seattle sets the limit at 25,000 (the highest of those cited in the federally published study). So a feasibility study, let alone a pilot project, would not have been conducted in Pasadena even with the 16,000 figure, and in Lansing with the 19,800 figure. But in Seattle it would have been okay. Whether a road diet will work or not depends on a lot of factors besides the ADT. But the higher the volume, the more careful and involved the planning has to be, and unless other factors are good the less likely it is for a road diet to be feasible. So the lower the figure you start with, the more "room" you have to "play around in". It just *looks better.*

Again we have a case were the truth was sidestepped, unnecessarily, in order to produce a better "image", and a better case for a feasibility study. It seems that telling the truth is a problem for some City employees. Perhaps it's policy.

Opinion on these cases

I find this whole state of affairs both irritating and "depressing". Many people will, I'm sure, just write it off as "standard practice". Some will go to lengths to get around any "negative" characterization of this behavior. Society as a whole may have become used to being lied to, but not all of us have. We want the truth, the "straight facts". Whatever decision is made, it should be made with the full and honest facts.

Misleading and Deceptive Statements Without Intent

In the above cases, Hostick clearly knows the truth and chooses to misrepresent it, and the Transportation staff also must know the truth and they choose to use it "selectively". But most residents don't pick up on that. While such things enhance an already corrosive environment within the City, the majority of what the public is frustrated with is not so deliberate.

Not everything that deceives or misleads is produced with the intent to do so. Much of the time, such things are not intentional, but are due to one or more of the following: ignorance, incompetence, indifference, carelessness, or self-deception. I think a great deal of the distrust arises from those sorts of cases. City personal need to avoid those things. The most difficult is self-deception. The others are more easily prevented, and have no place in a "professional" setting. The damage that is done is the same whether intent is present or not. People become fed up with having to "tease out" the truth, and they lose trust in whatever the City is telling them. There are a great many examples of that, but a detailed account would make this very long. I will cite only one.

Consider the following question and answer given in the October 1, 2015 "Frequently Asked Questions"; you don't have to read it fully to get my points, but I wanted to give it

in full. My arguments are given following the quote, and I have marked the beginning and end of the quote, so you can just look at the bold type, skim the rest, and continue.

[Begin quote.]

11. Can I renovate or add on to my building without triggering the new code design standards?

Yes. The proposed code specifies that renovations and additions up to 30% (see below) do not trigger the design standards. The triggers are:

> New development on vacant property;
> New buildings on property that is currently developed;
>
> Alterations of existing buildings that add a dwelling(s), with specific exceptions for qualifying Secondary Dwelling Units.

For properties in the Mixed Use or Apartment/Condominium subdistricts: Expansions of existing building square footage by 30 percent or more, or that exceed 3,000 square feet, whichever is less;

For properties in the Single Family Options subdistrict: Expansions of 500 square feet or 30 percent or more of the total existing building square footage on the development site, whichever is less. In cases where the standards apply, they shall be considered applicable only for the portion of the development site impacted by the proposed development.

Additionally, the city's standard provisions for rebuilding structures after a catastrophe apply: a building damaged in a fire, earthquake or similar event can be restored, as long as the reconstruction begins within two years of the damage.

[End quote.]

This should be viewed in it's original form, to get a true view. Bullets and indents were used to make the detailed information stand out better, and the question was in larger print (and blue). But that is not necessary to my argument here. That argument is that by putting the simple answer "**Yes.**" in bold type at the beginning readers are given an automatic bias, and a simple answer. If the answer is really "Yes", then why would people read the details? But the yes is misleading: it's really "yes, but within limits", or "that depends", or "Only within certain limits". Of course, any of those would probably be likely to get more attention than a simple yes, and additional attention is what's necessary.

Consider that if you have a small house on a large lot, the 30% rule really limits what you

can do in the way of attached additions. And except for a second residence of relatively small size, you can't build *anything* that's not attached to the existing building, i.e., a shop or greenhouse. Of course, the question only deals with renovations and add-ons. If "addition" were used, some people probably wouldn't see the distinction between attached and detached additions to their living space, as in, 'I want to add a greenhouse'. Of course planners see the distinction, but you're not talking to planners here. One could say that the question is carefully phrased in order to make the answer correct and make everything seem more acceptable.

Attic renovations are presumably out, as they would expand the square footage (of living space) by more than 30%. It depends on what is meant by "square footage on the development site". So that is unclear.

The point is that while people may *want* simple answers, you shouldn't give or imply one that isn't there. Not everything is simple, and in the Code, and the Zone rules, almost nothing is simple. I understand the planners desire to provide simple answers, and the additional text *does* give the various limits (with a little uncertainty). But avoid the implied simplicity of a "yes" at the outset.

There are other answers that face the same sort of problem in this and similar documents: giving an initial answer (in bold or otherwise) that can satisfy but not be accurate; and creating bias at the outset. Planners and others shouldn't get defensive about that. The task is to make people understand, and if the answer isn't simple, it's requires a more detailed explanation.

Lessons To Be Learned

What are the lessons from these three examples? Tell the truth and the whole truth. Avoid indifference and carelessness. Counter self-deception by paying attention (not just "listening") to people with other viewpoints: they may be right. Don't simplify just to satisfy or to get consent.

Engagement

What about the City's "engagement process"? I have chosen what I see as a striking example of failure which the City Planning Department chose to make something of a "visual centerpiece". The pictures given below were taken from the "old" website (last year); one is still on the "new" website in a different role; and some also made an appearance at the Council Work Session presentation on October 21, 2015.

[The photos were retrieved on October 20, 2015, from http://www.eugene-or.gov/index.aspx?NID=2675. The link no longer takes you there; it redirects to the current South Willamette Area Planning Updates page.]

[Text continues following the photos.]

3. WILLAMETTE PARKLET
RETHINKING HOW WE USE
OUR PEDESTRIAN STREETS
PARTNERSHIP WITH
EUGENE PLANNING and UO AAA
arriving by bike

There are a number of things that stand out to me regarding this. First, in the South Willamette Special Area Zone website last year these pictures were part of a "rotating" display at the top of the website (similar to the new site, but smaller images). In fact, they constituted all of the rotating display: out of 13 photos, 11 were of one event and 2 were at another event (apparently in an unidentified park). Considering that the planners have talked about having several 'charrettes' and 'parklets' it's not clear why they concentrated on one. Perhaps it's because Arriving By Bike was a supporter of the plan (one person suggested that). Perhaps there weren't really that many such events.

The event in the park (2 pictures) appears to be clearly labelled and obvious as a City-run informational booth (note the 'tablecloth').

The one at Arriving By Bike (11 pictures) is announced by a chalkboard sign which has at the bottom "Partnership with Eugene Planning and UO AAA". It doesn't say City of Eugene and it's not clear who's running it. Equally important is the nature of the sign. I go by such chalkboard signs all the time. They are used for advertising a timely special, or occasionally an event of interest to the business's clientele. I rarely read them: 'chalkboard sign, advertising, don't need it'. It's very clear to me that this sign, and event, could be dismissed as local advertising by anyone going by, even if they were walking. Even if one does read the sign, it's likely to appear as an Arriving By Bike event. "Eugene Planning" can be interpreted as the City's Planning Department, but it might refer to something from the UO, which is clearly involved, or from Arriving By Bike, or from some other organization. It might just be a phrase, although the "and" makes that unlikely. If there is anything visible to passers-by to identify this as a City of Eugene event, it's not clear in the photos, and the event is well documented visually. (Note that the sign apparently changes place later in the day, unless it was just put in the upper position for a photo.)

If this is the best the City Planning Department can do, that's sad. I think this is a case of things being obvious to those on the "inside" (planners and others) and so they assume that everyone else will "get it" too. That's a common, but bad, assumption. (That assumption will show up again when I get to Terminology.)

Lessons To Be Learned

Don't assume that just because it's clear to you that it will be clear to other people. If it's a City run event, or if the City is 'officially' involved, then make the City of Eugene's involvement prominent and clear.

Terminology: Planner vs. Public

The need to define terms has been commented on by other people and is important. But beyond that is the nature of the terminology that is used. Many terms are familiar to planners and other people who spend a significant part of their time in planning circles. They are not familiar to the general public, and so cause confusion and frustrate people's attempt to understand what's going on; they are "off-putting".

These range from commonly misunderstood terms, such as median and average (or mean), to the more esoteric terms, such as "charrette" and "parklet".

Commonly misunderstood terms are hard to deal with, just because they are common; people need to have learned them for many purposes, but they may still not understand them. That's not something that a planning department can deal with. They do need to be used carefully, and not be interchanged in order to get the desired results. I've seen no indication that the City does that, it's just something one has to be on guard against, both in producing information and assessing it.

The City does appear to have more than one figure for "median income" which has become ensnared in a bureaucratic morass. Which figure is being used, and why, needs to be made clear.

More troublesome, but easier to avoid are the "insider terms". I mentioned charrette and parklet: I have trouble believing that many people know what those terms mean, and there are well-understood alternatives. It's more than meaning involved: it's the way things are framed. Using insider terms makes people feel like the process in less than welcoming to the typical individual. "Parklet" is a word you are hard put even to find in a dictionary, as it only emerged around 2005, and in planning circles. And just to complicate matters, the City planning staff uses it in a way that does not seem to be in accord with the way that the American Planning Association uses it. A division of the APA is what passes out those AIC letters that many of the senior planners include with their names.

[If you want to see the APA's idea of a parklet a clear definition is on the outline of an APA event at https://www.planning.org/events/activity/4171417/ . The key statement is: "The elements of a parklet - a parking spot transformed into a tiny public relaxation area ...." So it's purpose is a "relaxation area", not a place for giving out information. Although information could be passed out there, parklets are generally longer-term, and not primarily for passing out information, although that appears to be how the City

planners use it, as they talk of holding parklets to give out information.]

Terms like “moderate” and “affordable” are subjective. “Moderate” is defined as “average” in some way (where “average” is used loosely, more like median). But ‘moderate’ appears to be used by the City to mean below the median income – it’s hard to tell how it’s used, and it’s use may not be consistent.

The term “workforce housing” has become standard, despite objections from some in the planning community. It took me some time to find out what the City meant by it, and I’m not sure I have it straight yet. And it seems to be used differently in different locales. Terms like low income, middle income, and high income can be clearly defined, and have more meaning in most peoples’ minds. Workforce housing leaves out a large portion of the workforce. So why use it?

Charrette and workforce are just two of those “trendy” terms that have become “in” in planning circles, and that’s just the sort of thing you should avoid when communicating with the public. Make the public feel welcome, not like outsiders that need to be “initiated”.

Lessons To Be Learned

Use common terms, not “planner-speak”. Define the terms you use; the definition may be obvious to you, or to planners and others who are heavily involved in the planning process, but not to the public. Remember who your audience is.

Summary

There are other things that need doing, but they’re not in the domain of the planning departments. But the lessons here are applicable everywhere in the City, not just in the planning departments.

To summarize what has been said above, it’s easiest to just review the lessons to be learned. They aren’t always easy to follow: there’s no “magic bullet” here, just things which, if they are worked at, will pay off.

Things won’t ever be ‘perfect’. Just make them better.

Lessons To Be Learned

Tell the truth and the whole truth.

Avoid indifference and carelessness.

Counter self-deception by paying attention (not just "listening") to people with other viewpoints: they may be right.

Don't simplify just to satisfy or to get consent.

Don't assume that just because it's clear to you that it will be clear to other people.

If its a City run event, or if the City is 'officially' involved, then make the City of Eugene's involvement prominent and clear.

Use common terms, not "planner-speak".

Define the terms you use; the definition may be obvious to you, or to planners and others who are heavily involved in the planning process, but not to the public.

Remember who your audience is.

Submitted by:

Will Eaton
Wards 1 & 2 (two family-owned, family-occupied houses)
Eugene, OR 97405

Please make this document part of the public record for the public hearing on September 19, 2016.

From Annete Gurdjian 09/20/2016

Dear City Council and mayor,

I attended last night's forum was not able to arrive in time to sign up to speak. I wish to say that I fully support a refinement plan for our neighborhood. I also support the motion by two city council members, George Brown and Mike Clark. Noone knows a neighborhood better than its residents, whether they are homeowners, renters, business owners, landlords or developers.

Just as I am unqualified and incapable of deciding the fate of zoning or other changes in the Bethel or Trainsong neighborhoods, I feel that residents of other neighborhoods who are not familiar with South Eugene should not be deciding the fate or changes that should occur in my neighborhood. Nor are city planners uniquely qualified to act of their own accord.

I must say, in the past, post Torrey administration, I looked favorably upon the city government of Eugene. However, in view of 1. the city hall debacle where the old city hall was needlessly and heedlessly torn down while fully functional BEFORE a plan was in place for its replacement, 2. the wasted time and effort in the proposed SW-SAZ, including the hiring of consultants to state what was so obvious, and 3. the clinging of the outgrown City Manager type of government, my views have changed. I am completely dismayed and my views on city government have turned negative. I feel that the city is being mismanaged (and we cannot vote the city manager out of office), and a lot of money is being wasted. I also feel that the city is acting in a way that gives the perception that it favors developers and moneyed people over and above good decision making.

Sincerely,

Annette Gurdjian

From Ed Moye 09/20/2016

My name is ed moye and I pay taxes in Betty Taylor's neighborhood

Over the past year my home has been assaulted by SWSAZ. During that time, along with hundreds of my neighbors, I have attended endless meetings. At no time, in any of those meetings, have I ever heard anyone, who lives in the neighborhood, denounce densification. Most just want to see infill that doesn't destroy their neighborhood. It is my belief that the Brown/ Clark Plan presents the best hope to these legitimate ambitions.

But to hear the Mayor tell it, there is still not enough public comment. As we enter the second year of such comment, it seems to me that the city is pushing another SWSAZesque, top down, "We know best" process. After a year of working to marginalize the affected neighbors, the city planners want to get more input from people who don't actually live there (Which is how they came up with SWSAZ in the first place!). I predict, that chaos will again ensue. Then "We know best" planners will step in, cherry pick the "public" comments, and Son of SWSAZ will rise from the ashes. Over the past year, over 600 people, have signed a petition denouncing SWSAZ…**600 people!** They likewise implored the city to implement a Refinement Plan, where the neighborhoods drive the plan, not the planning department and not carpetbaggers from outside the area. After all, if you actually want to know about neighborhood, who are you going to ask? The people who live there or paid lobbyists from Salem, Portland, and New York City.

My neighborhood is eager to proceed with the Brown/ Clark Plan, yet the city wants to ignore the offer. The planners have made a big public show of denouncing SWSAZ. But, if they want to heal swsaz's wounds, they need to play a role much closer to a helpful County Agent, than to a slippery apologist for the Emperor's New Clothes. Let the neighborhood drive these decisions and support them in accomplishing their goals. Only then will the city earn the right to say they work for "We the People".

The Brown/Clark plan also sets the stage for other neighborhoods to see the planning process as an opportunity, not a tax supported assault on the homes they hold dear.

If city planners insist on a top down paradigm, I foresee a long, bitter fight. South Willamette Neighbors group will be glad to help other nascent neighborhood groups to organize and fight any Son of SWSAZ! As a member of South Willamette Neighbors Group, I can assure you that our arguments will not be swept under the rug. **These are people's homes.**

Isn't it time our taxes went toward Envision Eugene's legally mandated goal to ***"Protect, Repair, and Enhance neighborhood livability"***? The Brown/ Clark Plan offers a great opportunity to get to work on that future. Just what are we waiting for? After all this has been in the works for 6 years already!

ed moye
70 w 30th
Eugene, Oregon 97405

From Jane Katra 09/20/2016

Dear Mayor Piercy and council members,

I am Jane Katra, a resident in SE Eugene for 43 years, currently residing at 4017 Dillard, Rd., Eugene, 97405.
I am caring for a sick friend in Seattle, and was not able to attend the forum last night. I'd like to contribute now, if I may.

1. I wholeheartedly support the development of a refinement plan for the SWSAZ and south east Eugene. It is a tried and truly workable state-recommended solution with legal clout, which we want and deserve.

2. I support the Brown-Evans Initiative. The people who live in and own houses and businesses in the affected neighborhoods, along with lots of help from those of us among the 700 signers who live within the 4 neighborhoods surrounding the SWSAZ will collaborate and produce good plans for the area.

3. I was highly angry and horrified to learn that our planners decided that all the charming and affordable houses between Willamette St. and Amazon Parkway, along with the small houses and little gardens in the blocks south of 30th and east of Willamette St. in the SWSAZ, were expendable. I and my newly-retired friends are wanting to move out of our larger houses, now that our children are grown and gone. It's really hard to find a small house to buy in those charming areas! Everyone wants them!
We seniors are competing to buy there with first-time home owners. Those small houses with little gardens, on level ground perfect for bicycling, are already 20 minute neighborhoods!!!! I've been looking forward to moving there for years! Those are just the kinds of houses we love! Groups of such cottages with community commons areas and gardens are wonderful. Now I and my friends are afraid to buy there. We don't want multi-storied buildings to ruin our sunlight for gardens.

4. Please let people from the four affected neighborhoods choose "opportunity sites" for the construction of multiple family dwellings, in places along the main transportation corridors that are already available. We have found many such places.

5. Please do not change the zoning of R-1 neighborhoods in such a way as to allow developers to buy up perfectly good houses and tear them down and turn neighborhoods into their investment properties. This is what is happening in Seattle and Portland, where buyers can't compete with foreign investors who pay large sums of cash to out-bid anyone else and then tear down the houses and make it impossible for people to buy houses at all.
Please choose specific sites within neighborhoods for development.

6. Please protect the availability of sunlight for growing food for residents in R-1 neighborhoods, and please make it a priority to preserve the tall evergreen trees

which we are so blessed to have, and which are not replaceable. Please have part of our planners' jobs be to protect and increase urban bee habitats and the planting of urban trees. I will never believe that the Eugene Planning Department really cares about sustainability if they do not have the protection of solar access, the planting of trees and the development of urban bee habitats as part of their jobs.

7. I won't believe the council is concerned about sustainability until they mandate the use of sustainable building designs and materials and heating systems in the buildings for which they grant MUPTE. It's obvious that we don't need MUPTE at all, actually. If all these people are coming to Eugene, why do developers need tax breaks? Please do away with MUPTE.

Thanks for reading.
Sincerely,
Jane Katra September 20, 2016

To: Mayor, City Council, City Manager, and Planning Staff
From: Joyce Eaton
Date: 09/20/2016
Re: Based on my City Council forum testimony on 09/19/2016, on honesty in presentations for South Willamette Special Area Zone (SW-SAZ)

With regard to the city's engagement process on South Willamette Special Area Zone (SW-SAZ), this is what seemed to be lacking with South Willamette Special Area Zone (SW-SAZ): honest presentations and information given by the city with regard to SW-SAZ. A large share of the information was accurate and honestly presented, but not all of it was. Those areas that were not are what are damaging to trust between the residents and the city.

1. The geographic area for SW-SAZ started out from 24th to 29th, but the final draft of the Concept Plan (and the city's South Willamette web page, until the recent revision) listed the geographic extent of SW-SAZ as "from 23rd to 32nd Avenues".
   Truth: If you look at any of the maps in the SW-SAZ code proposal, SW-SAZ goes from 22nd Avenue to 33rd Avenue.

2. The Concept Plan listed Southtowne Business Association (SoBA) as a "vibrant" business association.
   Truth: It is not clear how "vibrant" it was. Some members were active, but information indicate that most members were never active. It seems to have started out as a group with plans for the marketing of South Willamette area and with "beautification" of the street environment (e.g., putting up flower baskets like in downtown areas). I've never seen flower baskets along the street, or any other projects credited to the group, so that doesn't seem so successful. Within one month of approval of the Concept Plan, SoBA was dissolved. This doesn't seem to me to be a "vibrant" business association.

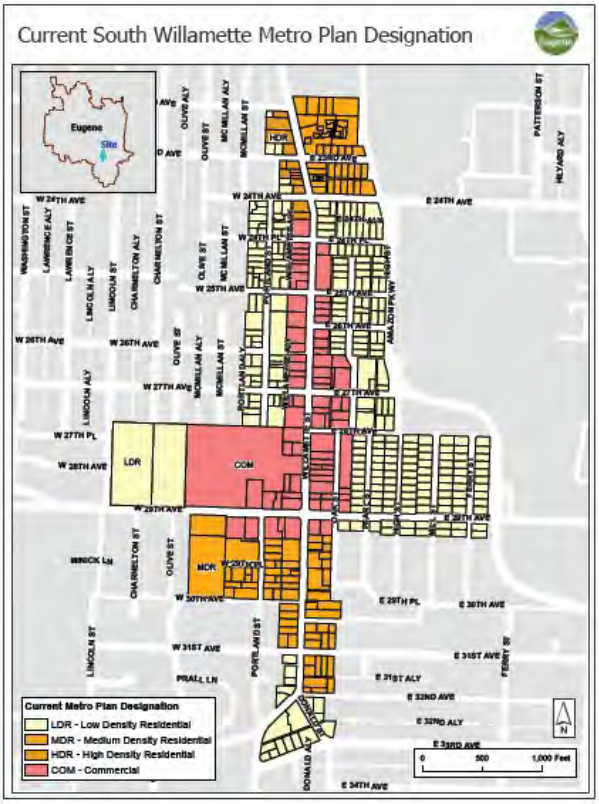
   It matters how "vibrant" the SoBA is, because SoBA continues to be used as a legitimization factor for the massive rezoning of South Willamette in SW-SAZ (as in "the community asked for it", when really all people were asking for was to make Willamette Street look better).

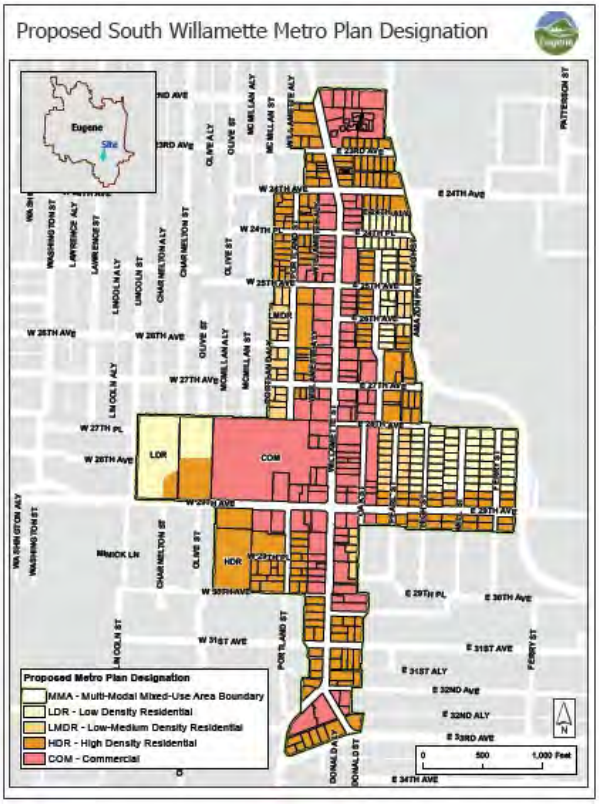
3. Robin Hostick in at least two meetings (October 21st presentation to the City Council and August 2013 meeting with businesses) has said that the commercial buildings are "required" to build on the property line.
   Truth: The C-2 commercial zone allows property owners to build on the property line, but they are not required to build there. For C-2 properties, the city of Eugene building code has a 0 foot to 15 foot setback, so a C-2 property owner can choose to build 15 feet from the property line.

   Most people walking along Willamette Street don't want buildings built right on the property line, so why overstate your case, saying that owners are "required" to build on property line? It is bad enough to say that they are allowed to build right by the sidewalk (the current narrow public right of way along Willamette Street).

4. The South Willamette Metro Plan Designation maps (current and proposed) seem to be "designed to deceive". In the map for the Current Metro Plan Designation, the colors for medium density and for high density, both a fairly dark orange color, are so close that they are almost indistinguishable. The medium density color is only slightly lighter than the higher density. (Colors so similar to represent different segments violates what I was taught as good rules for cartography by a former UO professor of mine, Dr. Bill Loy.) So when you compare orange colored areas of the two maps north of 24th and south of 29th, there doesn't seem to be a lot of change.

Truth: There is a lot of change. The areas of medium density in the current Metro Plan are the orange colored lots that are south of 29th Avenue and also the lots north of 24th Avenue on the east side of Willamette Street.



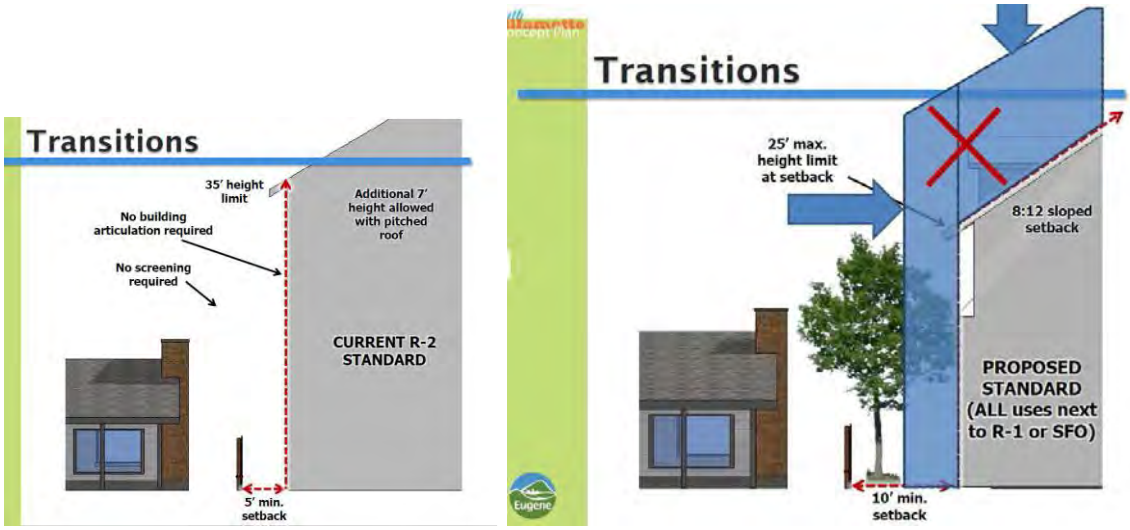


Yet when you visually compare the current and proposed maps (looking at the areas where both maps have the orange color), with nearly the same colors for medium and high density, it gives the illusion that the change would be small for these orange colored areas. It is not.

Medium density usually is equated with R-2 city zoning, which limits buildings to 35 feet. High density is either R-3 at 50 feet or R-4 at 120 feet. The difference between a medium and a high density designation means that Cascade Manor could build a 90 foot building, instead of a mere 35 foot tall building. This is almost a 3-fold increase in height. That is a huge difference.

To accurately portray medium density in the "Current" version of the map, the medium density should have been a similar color to the LMDR in the "Proposed" version of the map (although the LDR and LMDR are also a bit too similar in color when viewed on the map for my taste, at least they are distinguishable).

5. In the October 21st work session, the transitions drawing seemed to make SW-SAZ transitions much better than the current transitions already in place in the building codes.



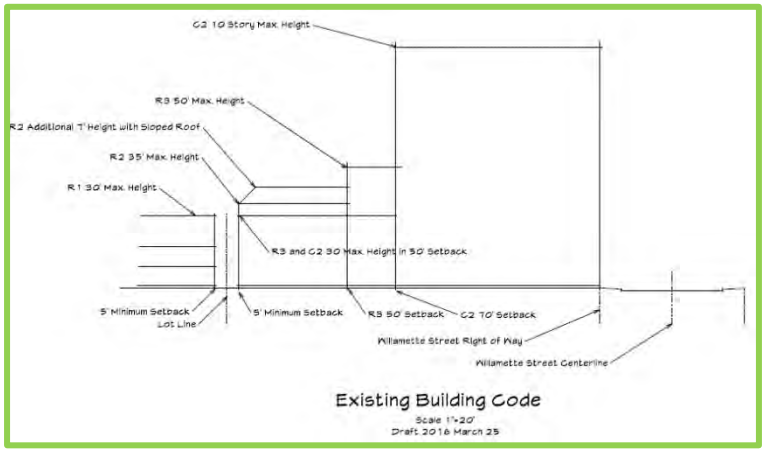
Truth:

a. First, the drawing isn't to scale. If you measure the 35 foot maximum mark on the first page, divide by 7, the distance for the 5 feet remaining is larger than the measure of 5 feet marked on the page (the distance between the fence and building). So it shows the building as closer than it really can be (it should be about ¼ larger than what is marked).

b. Given the 35 foot height, the teeny tiny R-1 house comes out to only 15 feet high (including what seems to be a pitched roof), with no mention that R-1 can go to 30 feet high, plus the same additional pitched roof height that is allowed in R-2. But the drawing does show the R-2 house at maximum height of 35 feet with additional pitched roof height. The truth is that there is only a 5 feet maximum height difference between these two zones. Not many people would be worried about this.

c. It implies that R-3 and C-2 can be full height at only 5 feet away from R-1. Not so.

What most people are worried about is R-3 or C-2 buildings next to R-1 or R-2. The current building code takes care of this, being restricted to the same height as the adjoining R-1 or R-2 property for the first 50 feet. (Kevin Shanley drafted the existing building code diagram on the next page.)



Next to an R-1 property, R-3 or R-4 or C-2 buildings are limited to 30 feet high for the first 50 feet.

Next to an R-2 property, R-3 or R-4 or C-2 buildings are limited to only 35 feet high for the first 50 feet.

The drawings given in the October 21st presentation also do not say anything about the alternative given to developers: to have the building at full height a mere 30 feet from the property line. This might not make a difference with smaller buildings, but when the maximum height gets to 90 feet (7 stories) as proposed at Cascade Manor or 90 or 120 feet (7 stories or 9 stories when including a 2-story bonus) at Woodfield Station areas, it makes a difference.

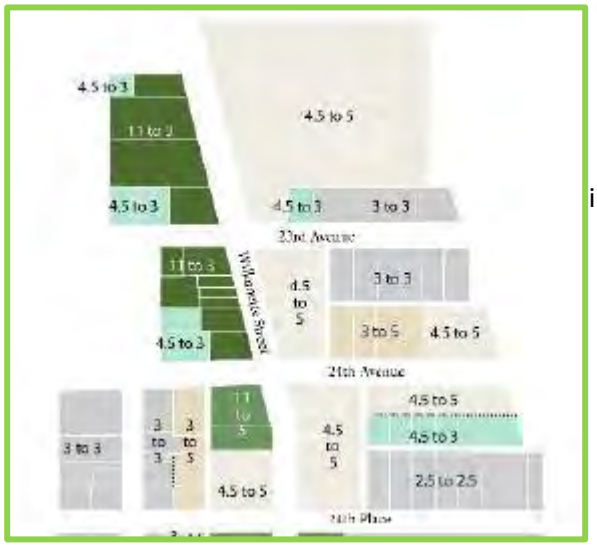
To have an honest presentation, the difference between R-1 and R-3 or C-2 should also have been included, and also display the alternative transitions, all in a cross-sectional diagram like the one given.

I will admit that the proposed transition seems to be much better for going from R-1 to R-2, and it should be adopted throughout the city, not just in a special area zone. [Oh, but wait – the SW-SAZ transition does not apply between SFO and SFO-RA, and isn't this more or less equivalent to R-1 and R-2? If so, why did they provide the example of transition between R-1 to R-2? Could it be because they were trying to make it look better than it really is, and the transition from R-1 to R-3 doesn't look as bad? And they also don't mention that no transition is necessary when your R-1 property located next to C-2 property is rezoned to AC and the C-2 property goes to MU – then SW-SAZ transitions do not apply here.]

Going from SFO to the new MU and AC designations, the sloped transition with regard to the building height is more or less visually the same (for a person in an R-1 house, looking over to a MU or AC). However, I personally like the sloped transitions allowed for in SW-SAZ between SFO and MU or AC, because with the sloped transition, it would give the opportunity to have terraced roof gardens instead of a flat 30 foot roof for 50 feet back. The transitions can honestly be sold on this basis.

But the full height at only 30 feet back option should be nixed. This is much worse than the current transition.

6. October 21st work session, the proposed changes in building height diagram makes it look like SW-SAZ is doing everyone a favor by decreasing building height.
   Truth:
   a. The diagram uses a mishmash of current zoning and Metro Plan designation, whichever seems to make it look the most favorable in reducing heights. Two examples:



   i. Portland Street between 24th and 25th is low density in Metro plan, but R-2 in city zoning. The document uses the higher density city zoning, so the height difference comes out the same number of stories (3 to 3) rather than an increase in ½ story (2.5 to 3).
   ii. Willamette Street on the west side from West 23rd to West 22nd Avenues, the diagram shows a decrease of 8 stories (11 to 3 stories). The current zoning is R-3 (limited to 50 feet, which in other places is listed as 4.5 stories), and the Metro Plan is high density which includes both R-3 and R-4. To make the diagram more dramatic, the city selected the maximum available height for R-4 at 11 stories. Because R-3 is used in areas of Metro Plan high density designation, any honest presentation would display this section as a maximum of only 4.5 stories. This is still a worthwhile decrease of 1.5 stories, given the surround residential area, but it shouldn't have been portrayed as an 8 story decrease.

   b. Comparing the fixed feet in the current code with the "stories" in SW-SAZ land does not tell the full story. For example:
      i. The existing R-3 maximum height is 50 feet, not the 65 feet allowed for a 5-story SW-SAZ apartment/condo building.
      ii. Going from 50 feet to 65 feet is a 25% increase in height, yet miraculously this comes out as only a "1/2 story increase" when comparing the current R-3 zone (50 foot with 4.5 stories) to the proposed SW-SAZ apartment/condo zone (65 foot 5-story SW-SAZ building).
      iii. Most of the housing in SW-SAZ has 8 foot ceilings, so an extra 15 feet in height would normally be adding closer to 2 stories.
      iv. What is most significant in blocking solar access and visual openness is the height of the building in feet – not the number of floors.

   c. For mixed use area in SW-SAZ (such as Woodfield Station or the commercial strip along Willamette), there is the potential for a 2-story bonus, given for "open space". That would make Woodfield Station area's true maximum height for a height difference map to be at 9 stories. Since in the SW-SAZ code 7 stories is a maximum of 90 feet high and 8 stories is 105 feet high (a difference of 15 feet), then that would make 9 stories exactly the same height that the SW-SAZ plan was supposedly protecting us from: 120 feet. Currently, C-2 and R-4 maximum heights are 120 feet.
      [And why is 120 feet in current code coming out to be 11 stories, yet 120 feet in SW-SAZ land is only 9 stories? It shows the folly of comparing apples with oranges –aka feet in the current code, and stories in SW-SAZ land.]

d. Nowhere in the diagram does it take into account the current "transition" that is currently in the building code: R-3 and C-2 buildings can be built only to 30 feet high for that part of the building that is located within 50 feet of R-1 lots (single family housing) – or only to 35 feet when located within 50 feet of R-2 lots.
    i. This current limitation should make the first 50 feet next to any R-1 lot only 2.5 stories high. (I remember being told by one of the planners that they left it off for the sake of simplicity.)
    ii. For the east side of Oak Street between 28th and 29th Avenues, the C-2 lots are only 100 to 125 feet wide. The diagram lists an 8 story decrease (11 to 3 stories). But with the required limitation of only 30 feet high for the first 50 feet bordered by R-1 to the east, it may be theoretically possible, but it is impractical to have the remaining 50 to 75 feet of the lot go to 11 stories. The current limitation in city code is what protects R-1 and R-2 lots now. Most of the commercial strip between 28th and 24th Avenues are pretty narrow, too. For Capella Market, a third of the lot is restricted to 30 feet.

This is not to say that the explicit reduction of building height is bad (e.g., theoretical 120 fee to 30 or 45 feet). It just should be presented fairly. However, all of the narrow lots could just be re-classified as C-1 Neighborhood Commercial, and it would solve most of the problems with transitioning between commercial and R-1 (it also gives a 10 foot set back from property line).

In my opinion, the diagram should compare ONLY with the current zoning, because this is what you see when you look up your lot in the City of Eugene's property explorer; you do not see the Metro Plan designation.

There are more problems than the six problems that I have listed. Taken individually, a problem can be seen as an inadvertent error. But together, it gives the appearance that the city planning team is either indifferent, incompetent, or in cahoots with the developers. I don't believe that this is the case, but appearances do matter.

Oregon Consensus cited a lack of trust with the city. These are just some of the reasons.

But it is more than just a matter of trust. The City Council and Mayor rely on city staff to provide accurate information. When there are inaccuracies, half-truths, or leaving out part of the story to make

things look better than they really are – that is a true disservice not just for residents but for everyone in the city.

And when people said that they were not heard, at least as far as the residents in and around SW-SAZ, it was more a matter of they were not listened to.

Please make this part of the public record for testimony on South Willamette, so future planning can learn from these mistakes.

Sincerely,
Joyce Eaton, Wards 1 & 2 (two family owned and occupied homes, one in SW-SAZ and one within 500 feet of SW-SAZ)

To: Mayor, City Councilors, City Manager, and Planning Staff
From: Joyce Eaton
Re: Affordability of housing in SW-SAZ
Date: 09/20/2016
Re: Based on my testimony to City Council January 25, 2016

I spoke at two City Council forum on housing affordability in South Willamette Special Area Zone (SW-SAZ), in the fall of 2015 and again on January 26th, 2016.

Also, out of the 27 houses on my block, I was able to talk to people at 23 houses. People at 20 of the houses signed the SW-SAZ petition for a refinement plan. This list included 7 people who were renters (from 7 different houses). It is not just the resident property owners that disapprove this plan. I was going to go to the apartment complex next, but then thankfully Mike Clark put forth his proposal, which started to put the brakes on SW-SAZ. So we could have gotten way more than the 600+ signed petitions asking for suspension of SW-SAZ and a refinement plan.

If you looked at the city's Frequently Asked Questions (FAQ) for SW-SAZ in fall 2015 and spring 2016, the reason for SW-SAZ is not for increasing density (city planner Will Dowdy admitted during a Friendly Area Neighborhood meeting that there is already enough capacity within SW-SAZ to meet the 20-year goal; see the ** note below). The real reason is for adding high priced design standards (aka gentrification), but what they don't say is that it will convert an affordable, reasonably priced housing area into a high priced subdivision.

Since my testimony in early 2016, Mia Nelson of 1000 Friends of Oregon and others in WE CAN have repeatedly said that the residents that were speaking up were all property owners and not renters. No one heard from the renters. What amazes me with this sort of comment, is that renters are precisely the population that will be most likely to be displaced. So if renters truly knew what the SW-SAZ had proposed, they would be against it.

For example, the apartment complex bordering on Willamette Street that goes down my street is very affordable. One of the deli workers at Capella Market lives there. I asked him how much he pays for rent, and he said it was $795 for a 2-bedroom apartment, what most places charge for a 1-bedroom apartment. Yet SW-SAZ would turn this affordable apartment into Mixed Use zone, with no requirement for residential units. What would most likely happen would this affordable apartment would be torn down – and then where would the Capella Market worker live? In the only new construction for apartment buidings, Parvin Place, that charges around $1300 for a 2-bedroom apartment? Not likely.

The 2014 Redevelopment Capacity report explicitly states that they expect rents to go up at least 25% (ignoring the fact that the recent Parvin Place apartment complex on Willamette Street has rents 35% higher per square foot than other rentals in SW-SAZ). It will make the area unaffordable for a large segment of the existing population.

In a recent blurb from the city on the Single Family Option zone, it says the purpose is to provide "smaller" and "entry-level" housing, so let's look at that claim.

In my fall 2015 testimony, I rattled off the prices and square footage of the prototype housing developments listed in the Redevelopment Capacity report. However, I made a mistake in the square

footage. What I was looking at was the building layouts, so the square footage was the building FOOTPRINT. Later I discovered by looking at the table extremely tiny font that these numbers were way too small:

The report has prototype housing developments in the existing R-1 areas, spending $23,000 to tear down two houses (with average size around 1200 square feet) to build the following:

- Over $700,000 for one of four 4,089 square foot narrow houses, or
- Almost $600,000 for one of four 3,232 square foot one half of a duplexes (also called twin or attached "cottage"), or
- Around $350,000 for one of four 1,933 square foot row houses
- Around $325,000 for one of eight 1,791 square foot courtyard houses
- Around $275,000 for one of five to six 1,532 square foot cottage clusters

Each of these proposals are way over the average size of single family homes (most are between 900 and 1200 square feet). The average size of my two family homes is 920 square feet. Proposing something for this neighborhood in these price and size ranges, especially the 4,000 square foot behemoth, frankly is just plain obscene.

An 884 square foot 2 bedroom 1-bath house on East 23rd Avenue sold for $175,000 in November 2015.

The only thing smaller about these housing units is the size of their yards, and they cannot be considered "entry level" housing.

These prices would not be affordable for most of the current residents. The city's 2011 Neighborhood Analysis of the area between Amazon Parkway and Willamette Street between 29th and 24th Avenues list the median household income below $23,000 and median family income below $40,000, so low to middle class incomes. Certainly not able to afford the prices of the prototype housing developments.

What **is** in SW-SAZ currently in the residential area is truly smaller and entry level housing. Let's keep it that way.

As my mother-in-law disgustedly said when looking at some of the plans, "These people, all they can think about is what they can change to make money." I agree with her disgust.

Gentrification usually has the benefits of increasing the quality of the schools and making safer neighborhoods, but this neighborhood already has that. It will have only the downside of gentrification – displacing the existing residents, those who are in rentals or those who don't like having their former gardens shaded by the 5 to 7 to 9 story buildings that SW-SAZ allows with the 2-story "bonus" in mixed use areas.

For SW-SAZ, you can keep the changes to the existing commercial area (but limit it to 3 stories near residential areas), but leave the residential properties alone.

Sincerely,

Joyce Eaton

** Will Dowdy, one of the city's urban planners, was at the Friendly Area Neighbors fall general meeting to answer questions about SW-SAZ. Will didn't know the answer to my question on what the minimum and maximum number of additional multi-family dwellings that would be built if all rezoned properties in the apartment/condo sections were built. So I asked him how do they know if whether or not they have enough capacity to meet the 20-year goal for additional density? He responded that SW-SAZ already has enough capacity to meet this goal. Incredulous, I said, "I thought that was the reason for all this rezoning, to meet density requirements?", and he responded that no, there were other reasons. I was too dumbfounded to ask the real reason.

To: Mayor, City Council, City Manager, and Planning Staff
From: Joyce Eaton
Date: 09/20/2016
Re: Based on my City Council forum testimony on 10/12/2015, being against South Willamette Special Area Zone (SW-SAZ), and lack of adequate public engagement

I am talking for two different family houses in and near the SW-SAZ. Both houses are owned and occupied by family members. One house is a 1000 square foot house on Willamette Street at the south end of SW-SAZ in Friendly Area Neighbors (the non-college hill side of Willamette Street). The other house is a 600 square foot house a block off SW-SAZ in Southeast Neighbors (the non-Cascade Manor side of Willamette Street). Both houses were purchased new in the late 40s, the first house occupied continuously by family since purchased, and the second house for 28 years of its lifespan. Both addresses are represented by Betty Taylor from Ward 2.

Both places received notice of the Open House before the Planning Commission hearing (because mail is not delivered to one of the houses, we only received the notification that was sent to our post office box).

In August 2013, I also attended one of the "Stakeholder meetings". It was the "Long Term Vision for South Willamette Street" meeting on August 12th, 2013. Why did I attend? I attended the meeting because we received a postcard that was sent to the 2311 Willamette Street house as a property owners along Willamette. [The meeting focused exclusively on Willamette Street current commercial area, going over the new setbacks, and giving examples of business makeovers using new design features. In the new mixed use area, it showed examples with the upper floors with large residential areas, although there is no required residential units for mixed use. At one point, I asked specifically about the block between 23rd and 24th Avenues, and I was told that it would be apartment/condos. Since the 2311 Willamette Street house is currently zoned R-3 and we have house to apartment conversions on either side of us, this wasn't a surprise. However, the devil is in the details, and we didn't see these details until the notification Open House.]

My main point is, however, that business owners and other people directly on Willamette Street had special mailings, meetings, and surveys with door-to-door canvasing. Why was this same courtesy not done for the non-Willamette Street residents that are in the Special Area zone, some of whom you are rezoning their houses to apartment/condominiums up to 7 stories?

So, the city has gotten some Willamette Street business owners [through Southtowne Business Association] and certainly Cascade Manor involved in the project early on. You have also done a great job getting the community activists involved (most of which live on the other side of College Hill or other places nowhere near the affected area).

But you did NOT get the actual residents involved, which is why there are so many people – the actual residents – upset. Bill Randall of the Planning Commission at the 2015 September 18th

City Club forum seemed to think that notices in neighborhood association newsletters and the Register Guard should have been enough. It was not.

Friendly Area Neighbors was heavily involved in the early planning, and there were informational articles in the newsletter. But the geographic extent and density kept morphing from the first article in 2010 to the present. That alone would cause confusion. And in an April 2012 Friendly Area Newsletter article by Patricia Taylor (then the planner in charge of South Willamette), she answered this question:

> *"How can I have input on any future zoning or other land use decisions?*
>
> Decisions about a plan for the district will ultimately be made by the City Council. No changes will be made to the plan for the area without a public process and notice being sent to people in the area of proposed changes. For instance, **if** a zone change were proposed, all owners and occupants of properties within a legally proscribed distance (500 feet) would be notified by mail."

The emphasis on the "if" is mine. But it highlights that a potential zoning change was downplayed and not a done-deal at that time.

It seems that Southeast Neighbors, where my house is located, wasn't involved at all until the 2014 summer picnic. How many residents in and within 500 feet of the SW-SAZ attend this picnic? My guess would be 4 at most.

The 2014 "public outreach" of the parklet at Arriving By Bike as an effective tool for contacting the residents was a joke. I remember driving by and seeing what I thought was a sale at Arriving By Bike. There was a blackboard with chalk writing that turns out included Eugene Planning. There were no city logos that could be seen when driving by, so no way to know that the city was about to unleash a massive rezoning of my neighborhood.

So the first real notice that anyone in the residential areas received was the notice of the Open House prior to the Planning Commission hearing. (And some people say that they did not even receive this.)

All of this is why I along with a lot of other people were asking to suspend the South Willamette Special Area Zone adoption process, and have a neighborhood driven refinement plan, to do further study with all stakeholders, with actual neighbors who live in an near the SW-SAZ included in a planning. These neighbors should live in or within 500 feet of the zone, not just be members of neighborhood associations that go to Chambers to the west, Agate Street to the east, or the urban growth boundary to the south. It needs to include the actual people who live here.

Please include this letter in the public record as part of the public testimony for the South Willamette area.

Sincerely,

Joyce Eaton

From Danika Esden-Tempski 9/20/16

Dear Mayor, City Council, City Manager & Planning Staff,

I wanted to submit my written testimony in favor of supporting a community driven Refinement Plan process with the Brown/Clark Initiative. A refinement plan needs to be the foundation for any future changes to my neighborhood, in order for the area to grow in a way that makes sense and remains sustainable, livable and walkable. So that we preserve the green spaces and natural character of the area.

The changes made to Willamette Street with the new re-stripping have significantly impacted my home. The traffic being diverted from Willamette Street onto West 29th Avenue is significantly more dense and noisy than it was previously. The car traffic throughout a normal day remains in a constant state of rush hour with hurried people driving well over the 30 mph speed limit, more toward 45 miles per hour. This is unacceptable, I opposed the re-stripping because this was a clear outcome of the road narrowing along South Willamette Street. It was apparent that making the change would not in any way reduce the traffic but would redistribute it to be the burden of the neighborhood residents to bear the significant noise and pollution increase along their streets. There has not been an uptick in the number of people riding bikes through the area. This is a select community of individuals and their numbers are in the great minority compared to the amount of auto traffic present. The city needs to enforce the speed limit in this area with a police officer ticketing people not driving the posted speed for the area. It is unreasonable for the residents to have to listen to the highway like din of traffic noise because people know they can go well over the speed limit without cause for caution. I think a speed limit sign needs to be posted on West 29th Ave before Lincoln St and off Willamette St so that when people drive down the street towards Market of Choice or when they drive from Willamette Street towards Lincoln St, they will be aware of what the speed limit is. Please address the issue of regulating traffic speed throughout South Eugene.

I would also like to suggest that I think Willamette Street would be better served if trees were planted along the sidewalks instead of having the bike lanes. Having a tree lined street would help significantly to beautify the area, but I also think it would naturally help slow down the traffic. Studies have show this to be true. The trees would help clean the air along the transit corridor and I think that it would encourage people to walk along the sidewalks. I presently don't have an issue walking down Willamette St or through any of the streets of South Eugene. I walk avidly and have never had an issue with walking down the sidewalks of 29th Ave or Willamette St.

A month ago, my neighbors dog was hit by a car on West 29th Ave, it was a gruesome, horrible scene, because the traffic would not stop and the dog was hit multiple times. I was shocked how poorly the drivers behaved in this situation just because they were so frustrated with the congestion, they had no patience to slow down. The increased congestion along West 29th Ave is unsafe for the many small children that live along my street. The majority of the residents on Charnelton St off West 29th Ave are now young families with

very small children. The increase in traffic and the aggressive nature of it concerns me for the people with these little kids.

Additionally, in order for this area to remain livable, new buildings must provide appropriate parking spaces for the allotted amount of housing. It is not reasonable to expect the neighborhood street to accommodate all the cars that go with the residents of a new building development.

Also, I support the development of C2 commercially zoned properties for housing development. This would distribute the burden of Eugene's increased population into areas that are very scarcely populated with people.

Finally, I want to express that there is a reason I do not live in Portland, I don't want Eugene to become as dense with infill nor have the loss of affordable housing. One of the main things about Eugene that makes it so beautiful is its abundance of green space and its housing character, these are important qualities to preserve. This natural beauty is what defines this town and its important that we protect it, not ruin it with over building. That is why I support a community driven Refinement Plan and I support the Brown/Clark Initiative.

Please place my letter in the public record.

Thank you,

Danika Esden-Tempski
2909 Charnelton Street
Eugene, Oregon 97405

TO: Mayor Kitty Piercy and Eugene City Councilors; City Manager and Planning Staff (*southwillamette@ci.eugene*.or.us)

FROM: Christine L. Sundt, 20 W 31st Avenue, Eugene OR (Ward 2)

REGARDING: Statement (Oral Testimony) presented at the Mayor's Forum, September 19, 2016, South Eugene High School Cafeteria

DATE: September 20, 2016

My public testimony text is attached along with the CC&R documents mentioned.

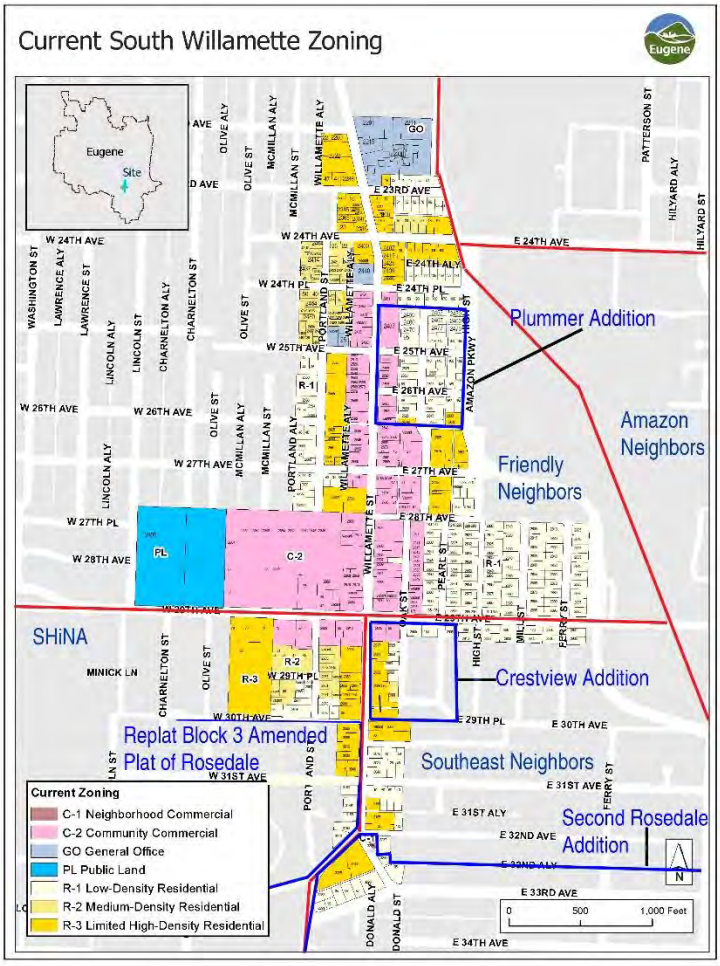
Also attached are signatures from a sampling of our neighbors within the four SWN subdivisions who were eager to support my statement. These were gathered informally rather than through a systematic door-to-door campaign.

Please accept this file for the public record regarding rezoning or redevelopment of the South Willamette area.

Thank you.

CC&Rs in the South Willamette Special Area Zone Boundary

While the South Willamette Special Area Zone (SW-SAZ) was under review by the Eugene City Council, several neighbors attending South Willamette Neighbors meetings inquired about CC&Rs (Covenants, Conditions, and Restrictions) that they knew existed for their properties. Several of us followed through with further research and discovered that indeed, within the boundaries of the proposed plan, four subdivisions were still actively covered by CC&Rs: Plummer Addition, Crestview Addition, Replat Block 3 Amended Plat of Rosedale, and Second Rosedale Addition. (Copies of those documents are appended to this letter with a transcript of my Guest Viewpoint published in the *Register-Guard* in May 2016.)



We have since engaged specialist land use attorneys, Zack Mittge and Liam Sherlock of Hutchinson Cox, to review said documents and to provide advice on their effective enforcement. We were informed by them in writing that "the CC&Rs are valid and enforceable by individual property owners (except the racially restrictive covenants that violated the Fair Housing Act) and not just by a HOA [home owners association] (assuming one even still exists). We have good caselaw to back that up." And further: "Thus, if you see something proposed or happening in violation of the CC&Rs then you as a property owner can individually or in tandem with other interested or outraged property owners file an action in Lane County Circuit Court for declaratory and injunctive relief and breach of CC&R, to stop the development. We have filed such actions and they are relatively straightforward as legal cases go."

With this advice, residents within these subdivisions hereby notify all interested parties that property owners in the four South Willamette subdivisions governed by CC&Rs are prepared to enforce their rights with legal action when and if necessary.

September 19, 2016 - Christine L. Sundt, owner/resident of 20 W 31st Avenue; this property is jointly owned by my husband Richard A. Sundt. Please enter this testimony into the public record regarding any rezoning or redevelopment action initiated by the City of Eugene in the South Willamette area.

We, the property owners in the (1) Plummer Addition, (2) Crestview Addition, (3) Replat Block 3 Amended Plat of Rosedale, and (4) Second Rosedale Addition support the statement prepared by Christine L. Sundt regarding the enforcement of the CC&Rs attached to their properties:

Name	Address	Subdivision Number
John Gratis	3430 Arnold St. Eugene OR	4
MARILYN BERGGREN	136 EAST 34 AVE	4
STEVE McQUIDDY	210 E. 34TH AVE Eugene 97405	4
Deborah G. Coulthard	210 E. 34th Ave Eugene 97405	4
Erica O'Gredy	146 E. 34th Ave Eug 97405	4

Signatures collected for submission as "public testimony" and for the public record regarding rezoning or redevelopment of the South Willamette area, accompanying statement by Christine L. Sundt, presented during the Mayor's Forum, September 19, 2016.

We, the property owners in the (1) Plummer Addition, (2) Crestview Addition, (3) Replat Block 3 Amended Plat of Rosedale, and (4) Second Rosedale Addition support the statement prepared by Christine L. Sundt regarding the enforcement of the CC&Rs attached to their properties:

Name	Address	Subdivision Number
Attison Hassler Allen Hassler	3223 Portland St	3
[illegible]	JOHN BENNINGTON 3223 PORTLAND	3
Beverly B. McDonald	55 Prall Ln.	3
[illegible]	RALPH MCDONALD 55 PRALL LANE	3
Lois J Youngen	45 PRALL LANE	3
Judith A Sanders	3195 PORTLAND St	3
Marlene Tasker	3030 Portland St	3
Karen Leeson	3164 Portland St.	3
Harold Leeson	3164 PORTLAND St	3
[illegible]	38 W 30th Ave	3
[illegible]	38 W 30th Ave	3
Mark Levy	3150 PORTLAND ST,	3
[illegible]	20 West 31st Avenue	3

Signatures collected for submission as "public testimony" and for the public record regarding rezoning or redevelopment of the South Willamette area, accompanying statement by Christine L. Sundt, presented during the Mayor's Forum, September 19, 2016.

We, the property owners in the (1) Plummer Addition, (2) Crestview Addition, (3) Replat Block 3 Amended Plat of Rosedale, and (4) Second Rosedale Addition support the statement prepared by Christine L. Sundt regarding the enforcement of the CC&Rs attached to their properties:

Name	Address	Subdivision Number
Kristie Murphy	3060 OLIVE ST.	3
Jacqueline Chama	95 West 31 Avenue	3
Catherine Ballard	2162 Jefferson St.	
[illegible]	2162 Jefferson St.	
Romajean Bell	3060 Olive St	3

Signatures collected for submission as "public testimony" and for the public record regarding rezoning or redevelopment of the South Willamette area, accompanying statement by Christine L. Sundt, presented during the Mayor's Forum, September 19, 2016.

RG 9 MAY 2016 page A 9

CC&Rs give neighbors power over rezoning

By Christine Sundt
For The Register-Guard

While analyzing the impacts of the South Willamette Special Area Zone redevelopment proposal on neighborhoods around my house, I uncovered several CC&Rs — Covenants, Conditions and Restrictions — still governing areas within this zone. These discoveries were informative and heartening, clearly exposing historical circumstances and the prescience of Eugene's early developers.

I had also just read David Brooks' column, "How covenants make us," in The Register-Guard. His essay strengthened my understanding and appreciation of neighborhood governance.

Neighborhoods are multidimensional, being both the area surrounding someone's home and the people who live there. Neighborhoods can be vast stretches, like the territory covering my neighborhood association, the Southwest Hills Neighborhood Association; or tiny, a subdivision encompassing a few blocks. But most importantly, neighborhoods are nothing without people.

CC&Rs attached to the title of property — a house or lot — define the rights and duties of the buyer as a member of the community — the neighborhood — of the subdivision. This mirrors the "community cohesion" and "social fabric" Brooks discussed. As members of a community in a subdivision, guided by CC&Rs, owners have certain obligations regarding their property, but they also have legally defensible rights when others' actions affect their property, disturbing its livability or an owner's investment.

Within the south Willamette zone, I have located CC&Rs for four subdivisions: the Plummer Addition, the Crestwood Addition, Block 3 of Amended Plat of Rosedale, and the 2nd Rosedale Addition. Plummer covers properties on the east side of Willamette Street, north of 29th Avenue; the others are on both the east and west sides of Willamette, south of 29th.

The power of CC&Rs is created by the cohesive voice and actions of its community members — initially by those who owned and subdivided the land, and later by those who built and now dwell on those plats.

The limitations stipulated by CC&Rs are enforceable when an owner, joined by other subdivision owners, oppose an action that violates a stated condition or restriction regarding development. Courts tend to favor the property owners' rights under the CC&Rs.

Over time, changes can and do happen. If the majority of subdivision owners decide not to enforce the rules and limitations set by the CC&Rs, then changes can be made, even some that contradict the covenants. But even after non-contested changes have occurred, CC&Rs continue to have legal force.

The CC&Rs in play within the south Willamette zone were ratified between the late 1930s and early 1940s, when the streetcar era became the automobile era. Between 1920 and 1940, Eugene's population increased from 10,593 to 20,838; and the University of Oregon's enrollment jumped from 1,897 to 3,948.

To accommodate growth, new southern subdivisions expanded the city. New construction during this expansion offered opportunities for first-time property purchasers, fulfilling their dream of homeownership.

Houses were built mostly as compact, one-story detached single-family residences, with a garage for the family's automobile.

Today these structures continue to provide affordable housing for small families; for retirees wanting compact, accessible dwellings; and for single professionals preferring a manageable house plus yard conveniently located outside but still near Eugene's more vibrant downtown and campus districts. Many single women own these houses.

CC&Rs speak strongly about the duties of a community to preserve and protect livability within its boundary. When a subdivision had areas designated for businesses, those conditions were clearly stated, which included protective measures for adjacent residences.

In the Plummer Addition, for example, nine lots facing Willamette Street were designated for business uses while the remaining 37 were platted for "residential purposes only" that "shall not be for more than one detached family dwelling, not to exceed two stories."

Crestview was platted for residential purposes only, with an added provision: "All structures erected ... shall be of good architectural design and in keeping with the existing structures."

Conditions for the two Rosedale subdivisions are most specific: "No structure shall be erected, altered, placed or permitted to remain on any building plot other than one detached single family dwelling or one semi-detached family dwelling not to exceed two stories in height and a private garage for not more than 3 cars... ." Furthermore, "No building shall be located on any residential building plot nearer than 20 feet to the front lot line, nor nearer than 15 feet to any side street line."

The zoning changes proposed for the south Willamette zone — assigning apartments and/or condos to lots limited by their CC&Rs to single-family dwellings — could result in new zoning code, but members of the subdivision could ultimately control any changes.

When residents choose to exercise their rights and responsibilities as property owners by raising their collective voice, Brooks' "social fabric" is reinforced. "Community cohesion" then becomes a powerful mechanism within a democratic society for protecting livability.

Christine Sundt, a 30-year resident of south Eugene, is a jewelry artist, art historian, editor, teacher and technology specialist in visual resources management.

COVENANTS, CONDITIONS, & RESTRICTIONS (CC&Rs)

Within the South Willamette Special Area Zone

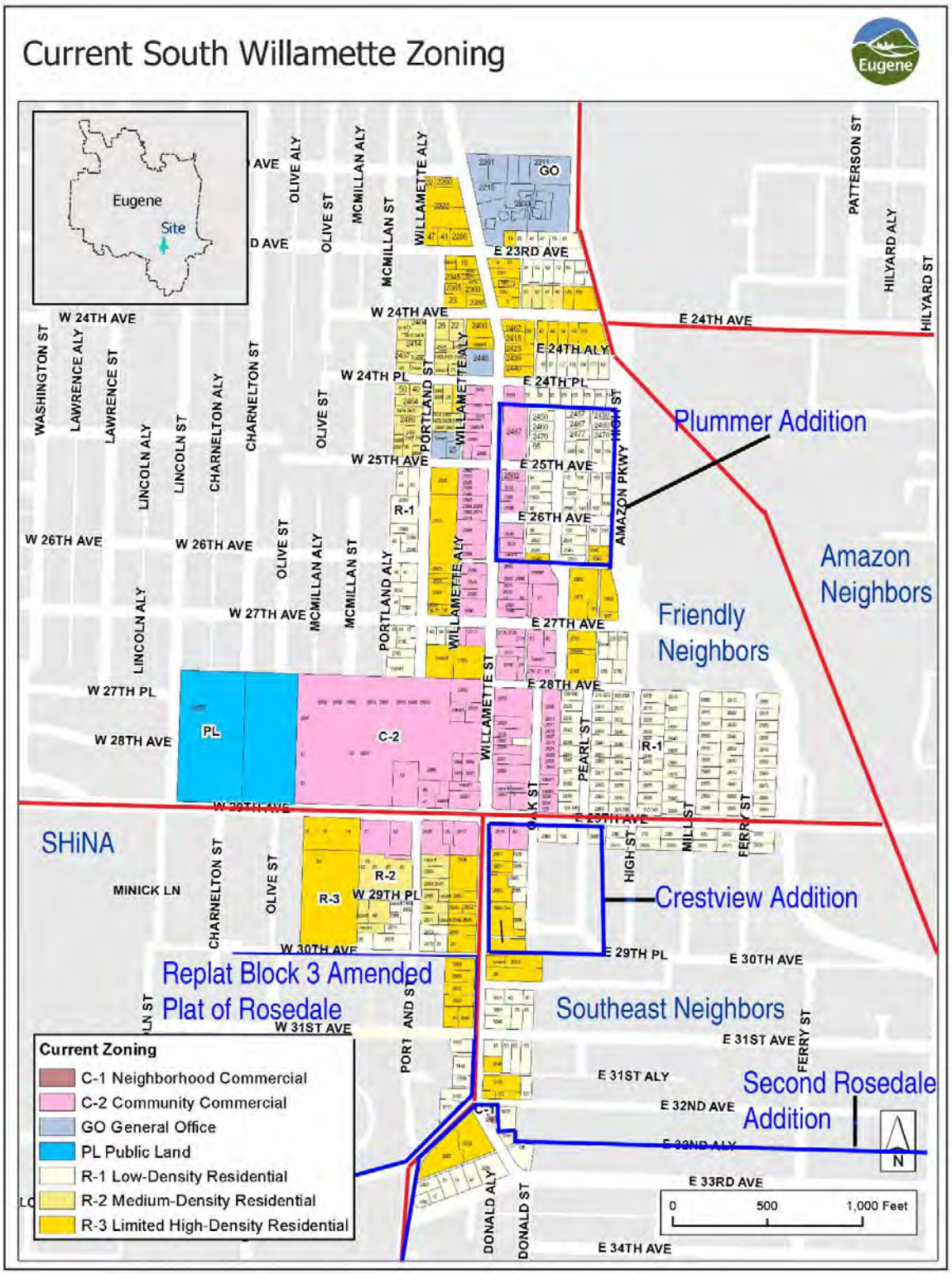
APRIL 8, 2016

SOUTH WILLAMETTE NEIGHBORS

Swneugene.org

1 MAP OF THE SOUTH WILLAMETTE SPECIAL AREA ZONE (SW-SAZ)

2 LOCATIONS OF SUBDIVISIONS WITHIN THE SOUTH WILLAMETTE SPECIAL AREA ZONE WITH ONGOING CC&RS

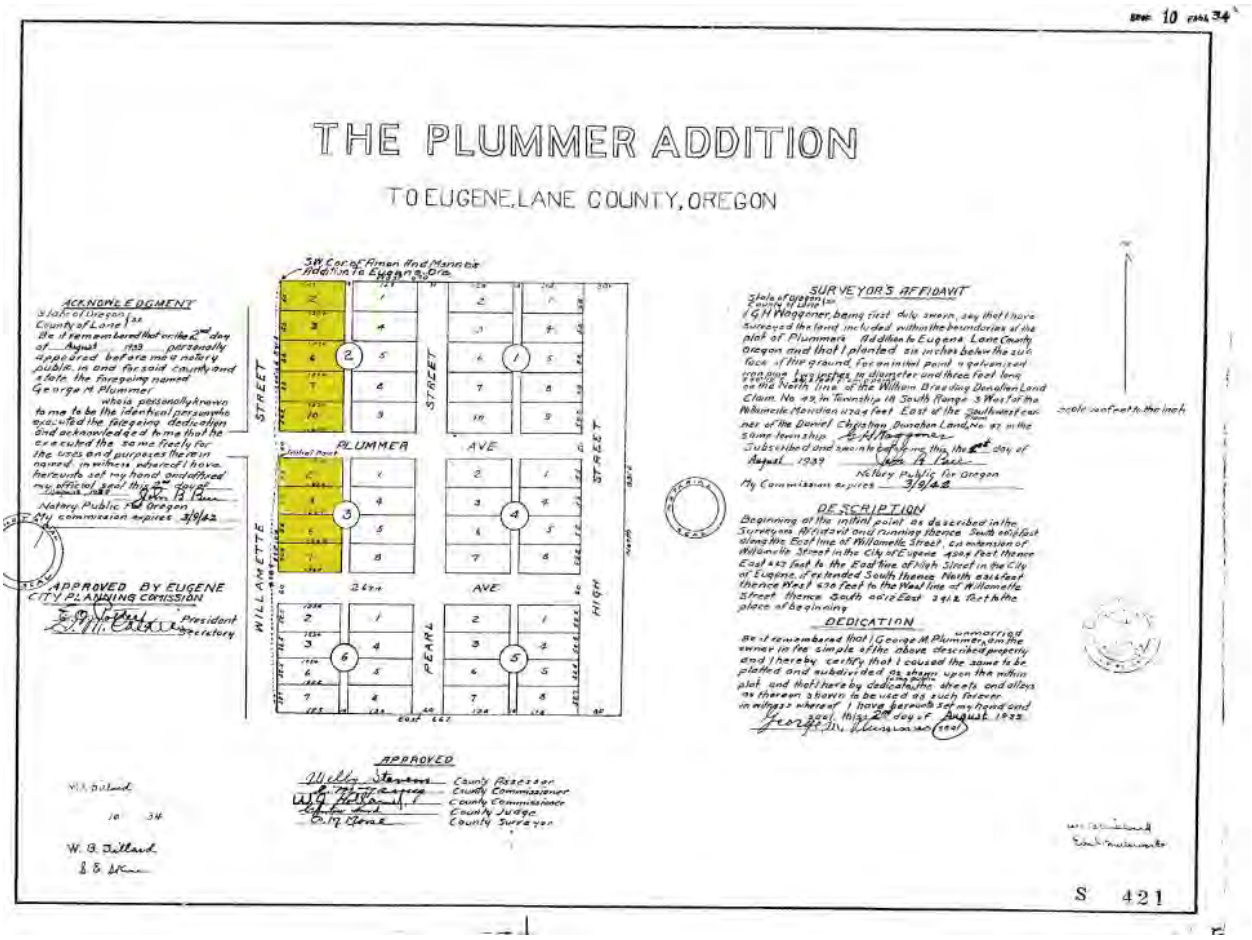


3 PLUMMER ADDITION

Tax Map 18030641

Recorded: August 3, 1939

Record No. 574 198



Summary of Conditions, Covenants, & Restrictions:

1. Excepting lots designated (highlighted in yellow) for commercial use (2, 3 6, 7, 10 of block 2 & 2, 3, 6, 7 of block 3), all other lots "shall be used for residence purposes only, and any structure shall not be for more than one detached family dwelling, not to exceed two stories in height."
2. The building shall be "attractive in appearance and in keeping with other structures on said subdivision."
3. "No building shall be erected on any lot, resident or business, any portion of which shall be closer than 30 feet from the front lot line, or nearer than 3 feet to any side lot line. Residences built facing the long way of corner lots shall be set back from the property line not less than 15 feet."
4. "No residential lot shall be re-subdivided into building lots."
5. "Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect."
6. "It is agreed that all of said restrictions except as is herein specifically excepted will run with the land and unless specifically exempted that all of said lots with the exceptions of the ones excepted from said restrictions shall be sold subject to the restrictions above referred to and the said restrictions are hereby made a charge upon said real property, save and except only as the restrictions are specifically excepted hereon."

4 CRESTVIEW ADDITION

Tax Map 18030711

Recorded: August 16, 1960

Record No. 422 231 & 232

Summary of Conditions, Covenants, & Restrictions:

1. "No residential structure shall be erected on any lot in said subdivision which has a ground floor area of less than eight hundred (800) square feet, exclusive of open porches and attached garages."
2. "All structures erected . . . shall be of good architectural design and in keeping with the existing structures."
3. "No trailer house, basement, tent, shack, garage or other outbuilding erected in said subdivision shall at any time be used as a residence. No building of any kind shall be moved thereon."
4. "Any structure erected on said property must be fully completed and painted within two years after the construction of same has been commenced."
5. "These conditions and restrictions shall run with the land, and shall be binding upon the owners or leases of any or all of said lots in said subdivision, and all persons claiming by, through or under them."
6. "If any person or persons shall violate any of the covenants, conditions or restrictions herein set forth, any other person or persons owning any real property situated in said subdivision shall have the right to prosecute any proceedings at law or in equity against the person violating or attempting to violate any such covenant or restriction, either to prevent him or them from so doing, or to recover damages or other compensation for such violation."
7. "Invalidation of any one of these covenants, conditions or restrictions by judgement or court order shall in no wise affect any of the other provisions herein, which shall remain in full force and effect."

5 REPLAT BLOCK 3 AMENDED PLAT OF ROSEDALE

Tax Maps 18030711, 18030712, 18030714

Recorded: May 25, 1940

Record No. 202 596

Summary of Conditions, Covenants, & Restrictions:

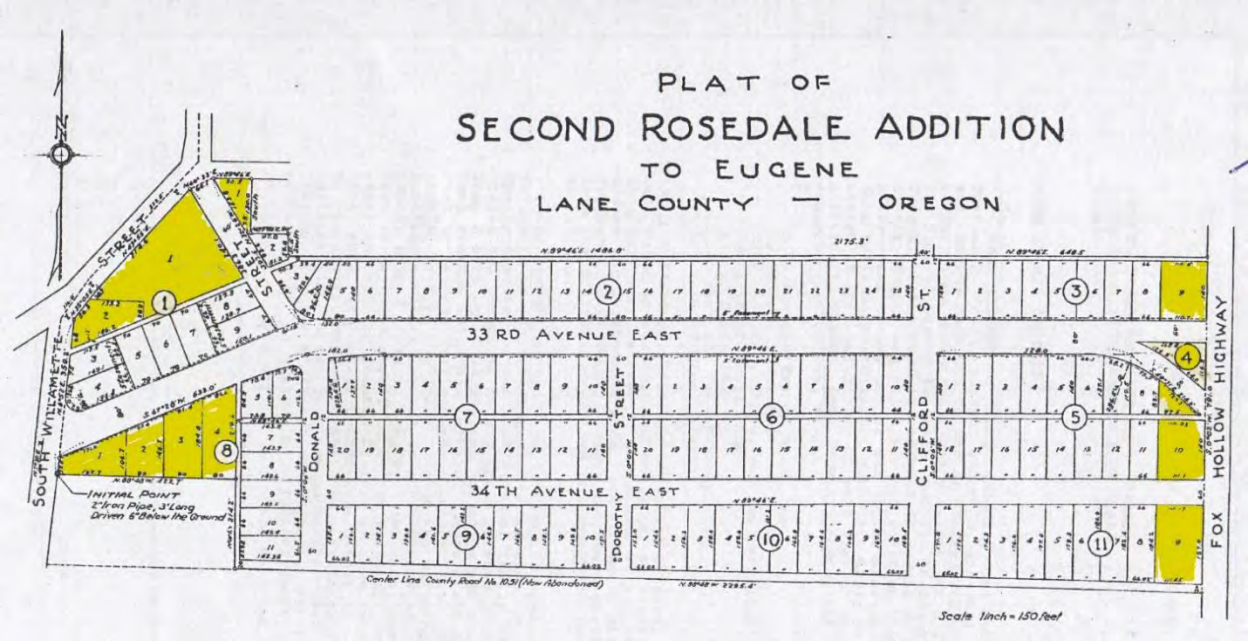
1. "No structure shall be erected, altered, place or permitted to remain on any building plot other than one detached single family dwelling or one semi-detached family dwelling not to exceed two stories in height and a private garage for not more than 3 cars and fuel storage building and tool houses. Said fuel storage building and tool houses shall not exceed 12 feet by 14 feet in floor space and shall be placed not closer than 40 feet to the front line of the building plot."
2. "No building shall be located on any residential building plot nearer than 20 feet to the front lot line, nor nearer than 15 feet to any side street line."
3. "No building, except a garage or other outbuilding located 20 feet or more from the front lot line, shall be located nearer than 10 feet to any side lot line."
4. "No residential structure shall be erected or place on any building plot, which plot has an area of less than 5000 square feet nor a width of less than 55 feet at the front building setback line."
5. "No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood."
6. "No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall" any structure of a temporary character be used as a residence."
7. "The ground floor area of the main structure, exclusive of 1-story open porches and garages, shall be not less than 800 square feet in the case of a one story structure not less than 500 square feet in the case of a 1 ½ or 2 story structure."
8. "An easement is reserved over the rear five feet of each lot for utility, installation and maintenance."
9. "No building shall be erected, place or altered on any building plot in this subdivision until the external design and location thereof have been approved in writing by the neighborhood committee which shall be appointed or elected by the owner or owners of a majority of the lots which are subject to covenants herein set forth: Provided, however, that if such committee fails to approve or disapprove such design and location within 30 days after such plans have been submitted to it or if no suit to enjoin the erection of such building or the making of such alterations, has been commenced prior to the complaint thereof, such approval will not be required."
10. "These covenants are to run with the land and shall be binding upon all the parties and all persons claiming under them until January 1, 1965 at which time said covenants shall be automatically extended for successive period of 10 years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part."
11. "If the parties hereto, or any of them, or their heirs or assigns shall violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues from such violation."
12. "Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect."

6 PLAT OF SECOND ROSEDALE ADDITION

Tax Map 18030714

Recorded: July 15, 1946

Record No. 327 132-134



Summary of Conditions, Covenants, & Restrictions:

1. Excepting the blocks and lots enumerated and highlighted in yellow (Lots 1 & 2 of Block 1; Lot 1 of Block 2; Lots 1, 2, 3, and 4 of Block 8; Lot 9 of Block 3; all of Block 4, Lots 9 and 10 of Block 5, Lot 9 of Block 11), these restrictions apply to all other properties.
2. "No structure shall be erected, altered, placed or permitted to remain on any building plot other than one detached single family dwelling or one semi-detached family dwelling not to exceed two stories in height and a private garage for not more than 3 cars and fuel storage building and tool houses. Said fuel storage building and tool houses shall not exceed 12 feet by 14 feet in floor space and shall be placed not closer than 40 feet to the front line of the building plot."
3. "No building shall be located on any residential building plot nearer than 20 feet to the front lot line, nor nearer than 15 feet to any side street line."
4. "No building, except a garage or other outbuilding located 20 feet or more from the front lot line, shall be located nearer than 10 feet to any side lot line."
5. "No residential structure shall be erected or place on any building plot, which plot has an area of less than 5000 square feet nor a width of less than 55 feet at the front building setback line."
6. "No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood."
7. "No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall" any structure of a temporary character be used as a permanent residence; however, a trailer, garage, barn, or other outbuilding or partially completed residence may be used temporarily for not to exceed twenty-four (24) months as a residence, but in no case for a period of time longer than twenty-four (24) months."

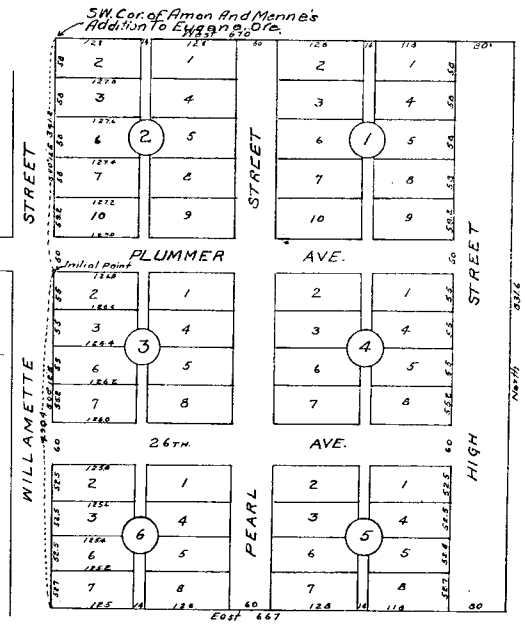
8. “The ground floor area of the main structure, exclusive of 1-story open porches and garages, shall be not less than 800 square feet in the case of a one story structure not less than 500 square feet in the case of a 1 ½ or 2 story structure.”
9. “An easement is reserved over the rear five feet of each lot for utility, installation and maintenance.”
10. “No building shall be erected, place or altered on any building plot in this subdivision until the external design and location thereof have been approved in writing by the neighborhood committee which shall be appointed or elected by the owner or owners of a majority of the lots which are subject to covenants herein set forth: Provided, however, that if such committee fails to approve or disapprove such design and location within 30 days after such plans have been submitted to it or if no suit to enjoin the erection of such building or the making of such alterations, has been commenced prior to the complaint thereof, such approval will not be required.”
11. “These covenants are to run with the land and shall be binding upon all the parties and all persons claiming under them until January 1, 1965 at which time said covenants shall be automatically extended for successive period of 10 years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.”
12. “If the parties hereto, or any of them, or their heirs or assigns shall violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues from such violation.”
13. “Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.”

7 CC&R DOCUMENTS

Plummer Addition -- pages 10-11
Crestview Addition -- pages 12-14
Replat Block 3 Amended Plat of Rosedale -- pages 15-16
Second Rosedale Addition -- pages 17-20

THE PLUMMER ADDITION

TO EUGENE, LANE COUNTY, OREGON



ACKNOWLEDGMENT

State of Oregon } ss.
County of Lane }

Be it remembered that on the 2nd day of August 1939 personally appeared before me a notary public, in and for said county and state the foregoing named George M. Plummer whois personally known to me to be the identical person who executed the foregoing dedication and acknowledged to me that he executed the same freely for the uses and purposes therein named: in witness whereof I have hereunto set my hand and affixed my official seal this 2nd day of August 1939 John B. Bree

Notary Public for Oregon
My commission expires 3/9/42

NOTARIAL SEAL

APPROVED BY EUGENE CITY PLANNING COMISSION

E. J. Potter President
S. M. Calder Secretary

SURVEYOR'S AFFIDAVIT

State of Oregon } ss.
County of Lane }

I G H Waggoner, being first duly sworn, say that I have surveyed the land included within the boundaries of the plat of Plummer's Addition to Eugene, Lane County Oregon, and that I planted six inches below the surface of the ground, for an initial point a galvanized iron pipe two inches in diameter and three feet long 500'12 & 341.2 feet from a point on the North line of the William Breeding Donation Land Claim, No 49, in Township 18, South Range 3 West of the Willamette Meridian 1178.4 feet East of the Southwest corner of the Daniel Christian Donation Land Claim No 47, in the same township G H Waggoner

Subscribed and sworn to before me this the 1st day of August 1939 John B. Bree

Notary Public for Oregon
My Commission expires 3/9/42

NOTARIAL SEAL

DESCRIPTION

Beginning at the initial point as described in the Surveyors Affidavit and running thence South 00°12' East along the East line of Willamette Street, an extension of Willamette Street in the City of Eugene 490.4 feet, thence East 667 feet to the East line of High Street in the City of Eugene, if extended South thence North 831.6 feet thence West 670 feet to the West line of Willamette Street thence South 00°12' East 341.2 feet to the place of beginning

DEDICATION

Be it remembered that I, George M. Plummer, unmarried am the owner in fee simple of the above described property and I hereby certify that I caused the same to be platted and subdivided as shown upon the within plat and that I hereby dedicate to the public the streets and alleys as thereon shown to be used as such forever in witness whereof I have hereunto set my hand and seal, this 2nd day of August 1939.

George M. Plummer (seal)

scale 100 feet to the inch

APPROVED

Welby Stevens County Assessor
C. M. Yancey County Commissioner
W. J. Holland County Commissioner
Clinton Ford County Judge
E. M. Morse County Surveyor

W. B. Dillard
10 34

W. B. Dillard
S. E. Skinner

W. B. Dillard
Eva L. Duckworth

S 421

Conditions and restrictions in the Declaration of Restrictions recorded August 3, 1939 at page 574 of volume 198, Deed Records of Lane County, Oregon as follows:

1. All lots in said Subdivision, except lots 2, 3, 6, 7, 10, block 2 and lots 2, 3, 6, 7, block 3, shall be used for residence purposes only, and any structure shall not be for more than one detached family dwelling, not to exceed two stories in height.

2. Lots 2, 3, 6, 7, and 10 block 2, and lots 2, 3, 6, and 7 block 3 are restricted to commercial use, and thereon shall be transacted no unlawful business, and no building shall be erected thereon at a cost of less than $3000 and to be attractive in appearance and in keeping with other structures on said subdivision.

3. No residence shall be erected, or moved onto any lot the original cost of which shall be less than $2000 and shall be of good design and in keeping with other dwellings.

4. No building shall be erected on any lot, resident or business, any portion of which shall be closer than 30 feet from the front lot line, or nearer than 3 feet to any side lot line. Residences built facing the long way of corner lots shall be set back from the property line not less than 15 feet.

~~5. No lot in this subdivision to ever be sold, rented or let to any person or persons other than of the Caucasian race.~~

6. No residential lot shall be re-subdivided into building lots, and no animals or birds shall be kept on any lot, save and except household pets.

7. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

8. It is agreed that all of said restrictions except as is herein specifically excepted will run with the land and unless specifically exempted that all of said lots with the exceptions of the ones excepted from said restrictions shall be sold subject to the restrictions above referred to and the said restrictions are hereby made a charge upon said real property, save and except only as the restrictions are specifically exempted hereon."

CRESTVIEW ADDITION TO EUGENE

in SEC. 6&7, T. 18 S., R. 3 W., W.M. LANE COUNTY, OREGON

SCALE 1 INCH = 100 FEET

DESCRIPTION

Beginning at a point where the center line of Willamette Street intersects the South line of 29th Avenue as said streets are laid out in the City of Eugene, Oregon and running thence South 0°03' West along the center line of Willamette Street 137.54 feet; thence N89°46'E 154.0 Feet; thence South 0°03' West 122.54 feet; thence S89°46'E 154.0 Feet to the center of Willamette Street; thence South 0° 03' East along the center line of Willamette Street 425.62 feet to the South line of the William Breeding Donation Land Claim No. 49, in Township 18 South, Range 3 West, Willamette Meridian; thence N89°46'E along the South line of said Claim No. 49, 638.0 feet to a point 1782.0 feet S89°46'W of the South east corner thereof; thence North 0°03' East 4857 feet to the south line of said 29th Avenue; thence S89°46'W 639.2 feet to the point of beginning, being Lots 22, 24, 25, 26 and a part of 12 and 23 in the Plat of Willamalle as platted and recorded in Book 3, Page 39 of the Lane County Record of Plats.

DEDICATION

know all men by these presents that we A. Malkasian and Sophie Malkasian, husband and wife, Charles A. Swaggart and Luella M. Swaggart husband and wife and Lester C. Swaggart and Vereah J. Swaggart, husband and wife, are the owners in fee simple of the hereon described property, and that we hereby layout and subdivide the same as shown on the annexed plat and do hereby dedicate to the free use of the public, the streets as shown to be used as such forever, in witness where of we here unto affix our hands and seals this 31st day of July 1950.

A. Malkasian — Charles A. Swaggart

Sophie Malkasian — Luella M. Swaggart

Lester C. Swaggart

Vereah J. Swaggart

APPROVALS

Clinton Hurd — County Judge

W. J. Holland — County Commissioner

L. G. Raish — County Commissioner

Geo. A. Stock — County Assessor

W. C. Clubb — City of Eugene Engineer

C. H. Koppe — Chairmen City of Eugene Planning Commission

John W. Pennington — Secretary City of Eugene Planning Commission

ACKNOWLEDGMENT

State of Oregon } ss
County of Lane }

This certifies that on the 31st day of July 1950 appeared before me a notary Public in and for said County and State, the afore named A. Malkasian and Sophie Malkasian husband and wife, Charles A. Swaggart and Luella M. Swaggart, husband and wife and Lester C. Swaggart and Vereah J. Swaggart, husband and wife, personally known to me to be the identical persons who executed the above instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes herein named, in witness whereof I have here unto set my hand and affixed my official seal this 31 day of July 1950.

My Commission expires Aug. 4, 1950

Edward T. Gardner
Notary Public

EDWARD T. GARDNER NOTARY PUBLIC STATE OF OREGON

SURVEYOR'S AFFIDAVIT

State of Oregon } ss.
County of Lane }

I, Francis E. Waggoner, being first duly sworn on oath, say that I am a Registered Land Surveyor, say that I have correctly surveyed the land included within the Plat of CRESTVIEW ADDITION TO EUGENE, and marked the same with proper monuments, and that I planted for an Initial Point a galvanized iron pipe, two inches in diameter and three feet long, six inches below the surface of the ground, at a point which is 2.9 feet S 89°46' W of the South east corner of the William Breeding Donation Land No. 49, Township 18 South, Range 3 West, Willamette Meridian, Lane County, Oregon.

Francis E. Waggoner

Subscribed and sworn to before me this 1st day of Aug. 1950

My commission expires Oct. 1, 1951

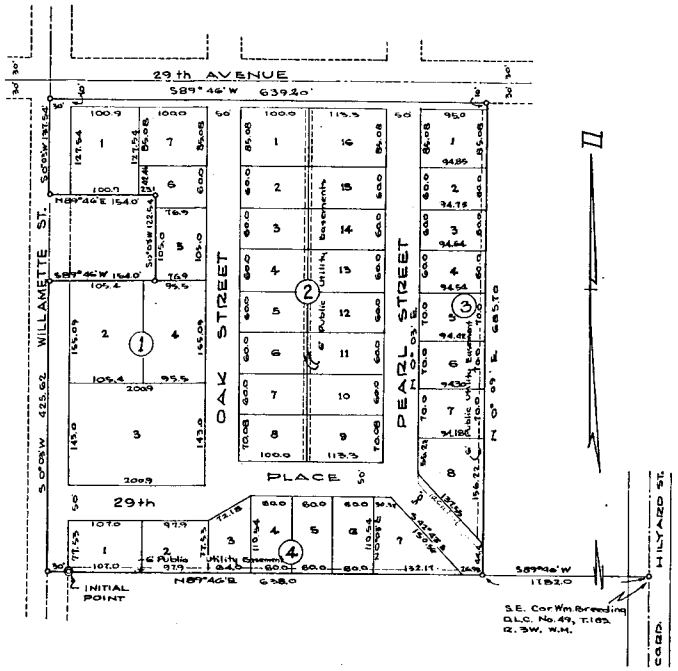
Kenneth D. Bergman
Notary Public

KENNETH D. BERGMAN NOTARY PUBLIC STATE OF OREGON

REGISTERED OREGON LAND SURVEYOR

Francis E. Waggoner

JANUARY 1, 1948 FRANCIS E. WAGGONER 149



State of Oregon } ss.
County of Lane }

I, Francis E. Waggoner being duly sworn depose and say that this is an exact copy of the final map of Plat of Crestview Addition to Eugene, in Sec. 6&7, Township 18 South, Range 3 West, Willamette Meridian, Lane County, Oregon.

Francis E Waggoner

Subscribed and sworn to before me this 2nd day of Aug. 1950

My Commission expires 2-27-1951

Notary Public

FILED
AT ___ O'CLOCK ___ M
AUG 2 1950
HARRY L. CHASE
COUNTY CLERK
BY ___ DEPUTY

S 606

DECLARATION OF RESTRICTIONS BOOK 422 PAGE 201

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, A. Malkasian and Sophie Malkasian, husband and wife, and Lester C. Swaggart and Vereah J. Swaggart, husband and wife, and Charles A. Swaggart and Luella M. Swaggart, husband and wife, who are the owners of said plat of Crestview addition to Eugene, Lane County Oregon as platted and recorded in Book 16 Page 21 Lane County, Oregon Plat Records, do hereby declare that said property and the whole thereof shall be subject to the following covenants, conditions and restrictions, which shall run with the land and be or the benefit thereof, to-wit:

1. No residential structure shall be erected on any lot in said subdivision which has a ground floor area of less than eight hundred (800) square feet, exclusive of open porches and attached garages. No residence of less than Five thousand and no/100 dollars in value ($5000.00) shall be constructed in this plat.

2. All structures erected upon said subdivision shall be of good architectural design and in keeping with the existing structures thereon.

3. No trailer house, basement, tent, shack, garage or other outbuilding erected in said subdivision shall at any time be used as a residence. No used building of any kind shall be moved thereon.

4. Any structure erected on said property must be fully completed and painted within two years after the construction of same has been commenced.

5. These conditions and restrictions shall run with the land, and shall be binding upon the owners or lessees of any or all of said lots in said subdivision, and all persons claiming by, through or under them.

6. If any person or persons shall violate any of the covenants, conditions or restrictions herein set forth, any other person or persons owning any real property situated in said subdivision shall have the right to prosecute any proceedings at law or in equity against the person violating or attempting to violate any such covenant or restriction, either to prevent him or them from so doing, or to recover damages or other compensation for such violation.

7. Invalidation of any one of those covenants, conditions or restrictions by judgment or court order shall in no wise affect any of the other provisions herein, which shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 16th day of August, 1950.

A. Malkasian (SEAL)
Sophie Malkasian (SEAL)
Vereah J. Swaggart (SEAL)
Lester C. Swaggart (SEAL)
Charles A. Swaggart (SEAL)
Luella M. Swaggart (SEAL)

-1-

BOOK 422 PAGE 252

STATE OF OREGON)
) ss
COUNTY OF LANE)

BE IT REMEMBERED that on this 16th day of August, 1950 personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, A. Malkasian and Sophie Malkasian, husband and wife, and Lester C. Swaggart and Vereah J. Swaggart, husband and wife, and Charles A. Swaggart and Luella M. Swaggart, husband and wife, who are known to me to be the identical persons named herein, and who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

WITNESS my hand and official seal this day and year last above written.

D T Bayly
Notary Public for Oregon

My commission expires: 12-12-50

27114

State of Oregon,
County of Lane—ss.
I, Harry L. Chase, County Clerk and ex-officio Recorder of Conveyance, in and for said County, do hereby certify that the within instrument was received for record at

and Recorded In Book on Page Records.

Lane County HARRY L. CHASE, County Clerk.

By Marjorie Boyd Deputy.

W. J. Bayly
1.50

State of Oregon } ss
County of Lane }

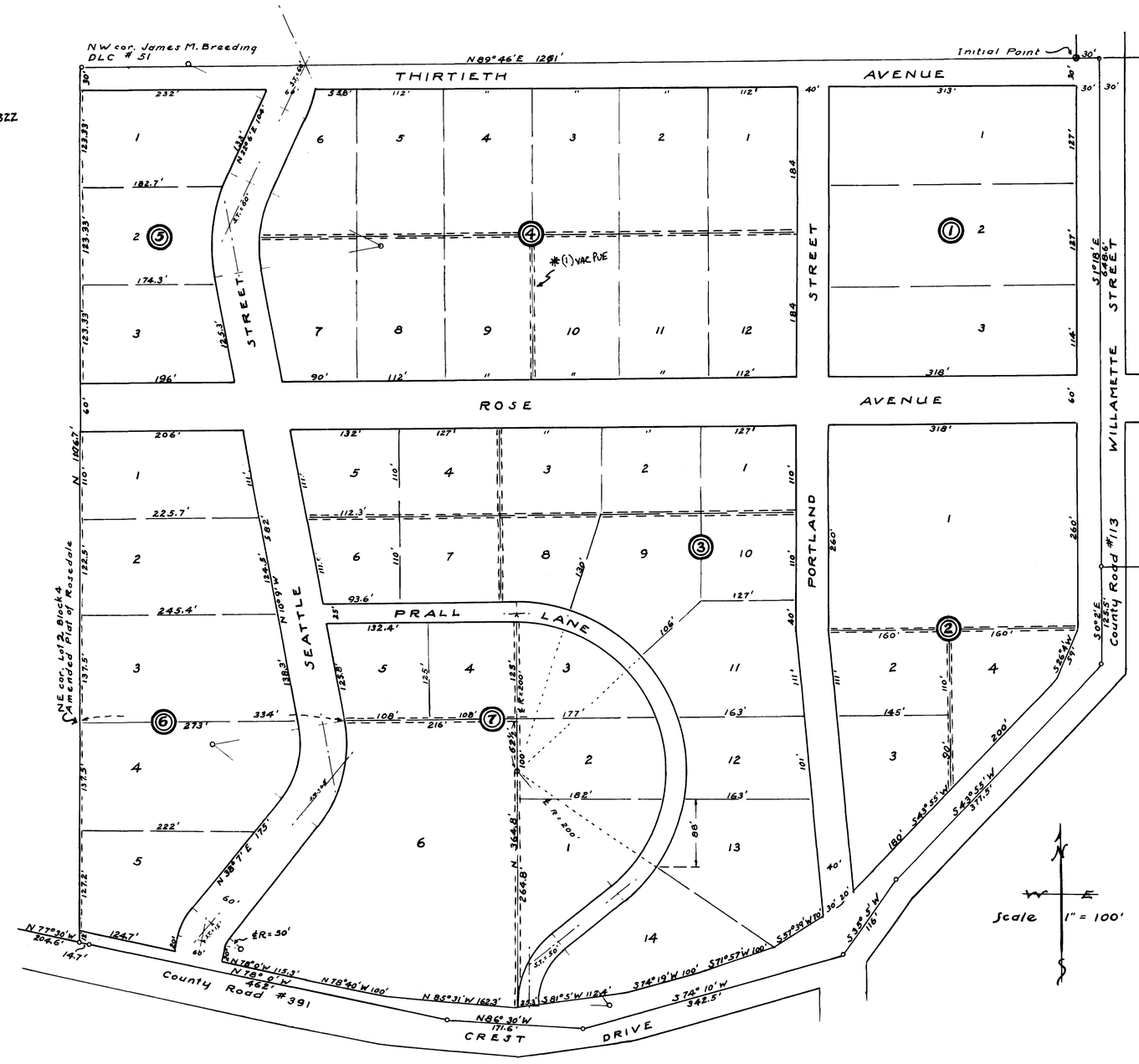
W. B. Dillard hereby certify that this is an exact copy of a plat [illegible] Book 10 Page 24 [illegible] Town Plats [illegible] County, Oregon.

W. B. Dillard
County Clerk

By S. E. Skene
Deputy

REPLAT BLOCK 3
AMENDED PLAT OF ROSEDALE
SECTION 7 T.18S. R.3W. W.M.

*(1) VACATED PUE - 2004-052322



DESCRIPTION

Begining at a point in the West line of County Road #113 also known as Willamette Street N89°46'E 1261 feet from the NW corner James M. Breeding Donation Land Claim #51 in Section 7 T 18 SR 3 WWM. Running thence N89°46'E 30 feet to the center line of County Road #113, thence S1°18'E 648.6 feet to the intersection of the South line of Rosedale Addition with the center line of County Road #113, thence S0°2'E 125.5 feet, thence S43°55'W 377.5 feet, thence S35°5'W 116 feet, thence S74°10'W 342.5 feet, thence N86°30'W 171.6 feet, thence N78°0'W 462 feet, thence N77°30'W 14.7 feet to the SW corner of Block 3 of the Amended Plat of Rosedale, thence North 1106.7 feet to the NW corner of James M. Breeding DLC #51, thence N89°46'E 1261 feet to the place of begining.

DEDICATION

We Theresa M. Prall and John K. Prall her husband
Emile M. MacMickle and Virgil MacMickle, her husband
Joseph Muhr a widower and Carl Muhr a single man, hereby layout and establish the lots and divisions of the Replat of Block 3 Amended Plat of Rosedale to Eugene, Lane County, Oregon as shown on this plat and dedicate to the public the streets to be used as such forever.

In testimony hereof we have set our names and seals this 28th day of June 1937

In the presence of:-

Gerald Tacey
Madge William
Earl Lumpman

Theresa M. Prall
John K. Prall
Emile M. MacMickle
Virgil MacMickle
Joseph Muhr
Carl Muhr

CERTIFICATE

I, John H. Quiner, being first duly sworn on oath do say that I am a Registered Professional Engineer, Certificate No. 1706, residing in Eugene Oregon, that I surveyed the property described and that the plat distances and angles marked thereon are a true representation of such survey and the land so surveyed. That I began such survey from an iron pipe 2 inches in diameter 3 feet long driven 30 inches into the ground which point is in the West line of County Road No. 113, also known as Willamette Street at its intersection with the North line of the James M. Breeding DLC No. 51 and N89°46'E 1261 feet from the Northwest corner thereof in Section 7 Township 18 South Range 3 West of the Willamette Meridian.

John H. Quiner

Subscribed and sworn to before me this 28th day of June 1937

[illegible]
Notary Public for the State of Oregon
My term expires [illegible]

ACKNOWLEDGEMENT

State of Oregon
County of Lane —

On this 28th day of ~~May~~ June 1937 personally came before me, a notary public in and for the above said county and state, the above named Theresa M. Prall and John K. Prall her husband, Emile M. MacMickle and Virgil MacMickle her husband, Joseph Muhr a widower, and Carl Muhr a single man, personally known to me to be the identical persons described in and who executed the above dedication and acknowledged to me that they executed the same voluntarily and for the purpose above named.

In witness whereof I have hereunto set my hand and affixed my official seal this 28th day of June 1937

[illegible]
Notary Public for the State of Oregon
My term expires [illegible]

Approved this 29th day of June 1937

[illegible] County Judge
[illegible] County Commissioner
[illegible] County Commissioner
W. B. Dillard County Clerk
Welby Stevens County Assessor
P. M. Morse County Surveyor

Planning Commission for the City of Eugene
E. P. Potter Pres
[illegible] Secretary

LEGEND:
===== Easement and right of way for public utilities, 3 feet, on each lot as shown.

FILED
AT [illegible] O'CLOCK [illegible] M
AUG 11 1937
W. B. Dillard
COUNTY CLERK
BY [illegible]
DEPUTY

DECLARATION OF RESTRICTIONS 39742

Joseph Muhr, et al 202-596
to
Whom It May Concern)

Filed for Record May 25, 1940; 9:56 o'clock A. M.
W. B. Dillard, County Clerk
By Eva I. Duckworth, Deputy

REPLAT BLOCK 3
AMENDED PLAT OF
ROSEDALE

Thresa M. Prall and John K. Prall, her husband; Emilie M. MacMickle and Virgil MacMickle, her husband; Joseph Muhr, a single man; and Carl Muhr, a single man,
to
Whom it may concern

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, hereby make the following declaration of building restrictions which shall apply to any and all portions of the Amended Plat of Rosedale Addition to Eugene, Lane County, Oregon, as the same is recorded in the record of plats for Lane County, Oregon, which are now owned or which may be hereafter owned by any one or all of the aforesaid parties.

No structures shall be erected, altered, placed or permitted to remain on any building plot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two stories in height and a private garage for not more than 3 cars and fuel storage buildings and tool houses. Said fuel storage buildings and tool houses shall not exceed 12 feet by 14 feet in floor space and shall be placed not closer than 40 feet to the front line of the building plot. No building shall be located on any residential building plot nearer than 20 feet to the front lot line, nor nearer than 15 feet to any side street line. No building, except a garage or other outbuilding located 60 feet, or more from the front lot line, shall be located nearer than 10 feet to any side lot line. No residential structure shall be erected or placed on any building plot, which lot has an area of less than 7000 square feet nor a width of less than 55 feet of the front building setback line. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No dwelling costing less than $2000.00 shall be permitted on any lot in this tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet in the case of a one story structure nor less than 600 square feet in the case of a one and one half and two story structures. An easement is reserved over the rear five feet of each lot for utility installation and maintenance. Until such time as a sanitary sewer system shall have been constructed in accordance with the requirements of the Oregon State Board of Health, by the owner of each individual dwelling. The effluent from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch or drain, unless it has been first passed through an absorption field approved by the health authority.

No building shall be erected, placed or altered on any building plot in this subdivision until the external design and location thereof have been approved in writing by the neighborhood committee which shall be appointed or elected by the owner or owners of a majority of the lots which are subject to the covenants herein set forth: Provided, however, that if such committee fails to approve or disapprove such design and location within thirty days after such plans have been submitted to it or if no suit to enjoin the erection of such building or the making of such alterations, has been commenced prior to the completion thereof, such approval will not be required.

These covenants are to run with the land and shall be binding upon all the parties and all persons claiming under them until January 1, 1965, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

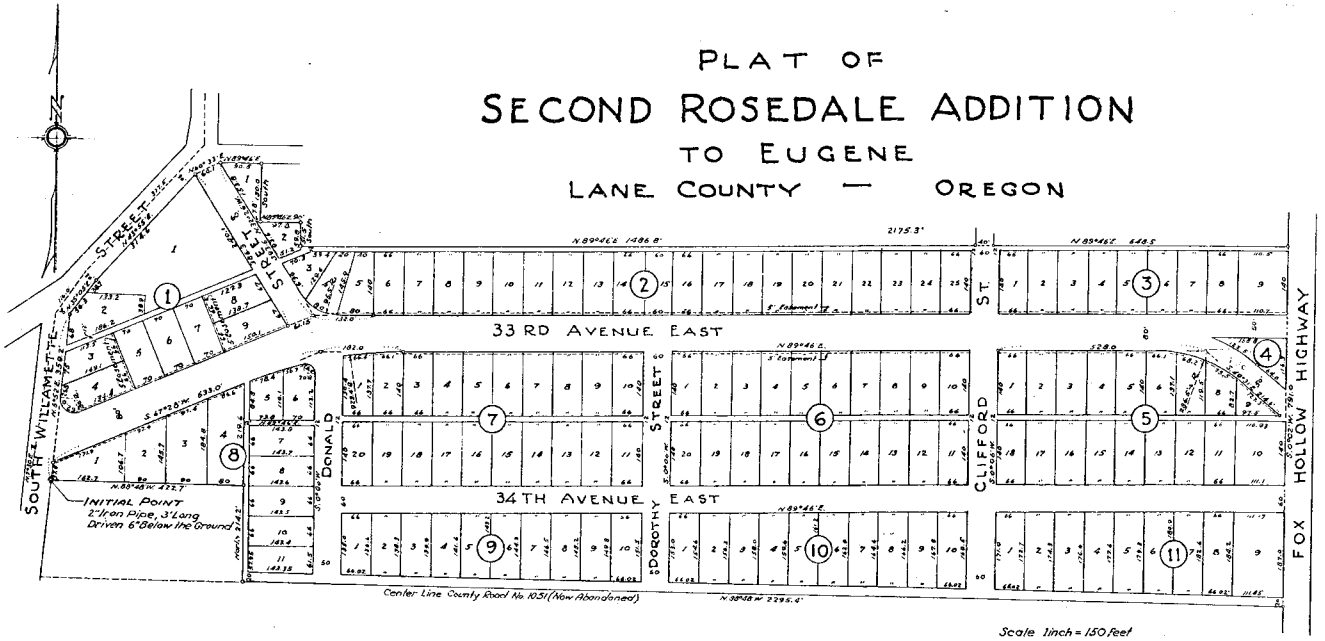
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of May, 1940.

Executed in presence of:
Ward W. Wintermeier

Joseph Muhr (Seal)
Emilie M. MacMickle (Seal)
Virgil MacMickle (Seal)

PLAT OF
SECOND ROSEDALE ADDITION
TO EUGENE
LANE COUNTY — OREGON



DESCRIPTION

Beginning at the Initial Point, being on the east line of County Road No. 113, known as South Willamette Street, said Initial Point also being 1005.3 feet North and 119.0 feet East of a stone marking the most northerly Northeast Corner of the William Luckey Donation Land Claim Number 52; thence N.5°52'E. along the east line of said Street a distance of 359.2 feet; thence continuing along said east line N.35°05'E. a distance of 95 feet; thence continuing along said east line N.43°55'E. a distance of 314.6 feet; thence N.60°33'E. a distance of 60.1 feet; thence N.89°46'E. a distance of 90.5 feet; thence South a distance of 130.0 feet; thence N.89°46'E. a distance of 90 feet; thence South a distance of 51.5 feet; thence N.89°46'E. a distance of 2175.3 feet to a point on the west line of the Fox Hollow Highway; thence S.0°02'W. along the west line of said highway a distance of 791.0 feet to an intersection with the center line of the abandoned County Road No. 1051 as originally located; thence N.88°48'W. along said line a distance of 2295.4 feet; thence North a distance of 214.2 feet; thence N.88°48'W. a distance of 422.7 feet to the Initial Point.

The parcel of land to which this description applies is located in Sections 7 and 8, Township 18 South, Range 3 West, Willamette Meridian, Lane County, Oregon.

SURVEYOR'S AFFIDAVIT

State of Oregon } S.S.
County of Lane }

I, Frank L. Hall, being first duly sworn, on oath say that I am a Registered Professional Civil Engineer of the State of Oregon; that I have correctly surveyed the land within the "Plat of the Second Rosedale Addition to Eugene"; that I have correctly surveyed and marked with proper monuments the land as represented on said plat; that I placed a proper monument indicating the Initial Point of such survey as described hereon, said monument being an iron pipe 2 inches in diameter and 3 feet long driven 6" below the ground at the south west corner of Lot 1, Block 8 of said plat; that the foregoing and within description accurately describes the tract of land upon which said plat is laid out.

Frank L. Hall

Subscribed to and sworn to before me this 15th day of July 1946.

Notary Public for Oregon

My Commission expires the 15th day of APRIL 1950

DEDICACTION

We, the undersigned, John K. Prall and Theresa M. Prall, his wife, and Carl Muhr, a single man, hereby certify that we are the owners in fee simple of the land described in the within plat, and that we caused the same to be subdivided and platted as shown on said plat, to be known as the "Plat of the Second Rosedale Addition to Eugene, Lane County, Oregon" and we hereby dedicate to the Public forever the use of all Streets and Alleys, and dedicate the Easements as shown on the said Plat to the free use of the Public for Public Utilities forever.

John K. Prall
Theresa M. Prall
Carl Muhr

APPROVED

Clinton Hurd County Judge
W. G. Holland County Commissioner
Allen P. Wheeler County Commissioner
O. M. Morse County Surveyor
[illegible] County Assessor

ACKNOWLEDGEMENT

State of Oregon }
County of Lane }

Be it remembered that on this 15 day of July, 1946, personally appeared before me, a notary public in and for said County and State, the within named John K. Prall and Theresa M. Prall, his wife, and Carl Muhr, who are personally known to me to be the identical persons who executed and signed the foregoing dedication and acknowledged that they did so as their own free act and deed.

In witness where of I have set my hand and affixed my official seal this 15 day of July, 1946.

Norman P. Henderson
Notary Public for Oregon

My Commission expires the 30th day of October, 1949.

APPROVED

EUGENE PLANNING BOARD

[illegible] President
[illegible] Secretary

S 480

BOOK 327 PAGE 132

DECLARATION OF RESTRICTIONS

JOHN K. PRALL and THERESA M. PRALL, husband and wife, and CARL MUHR, a single man,

to

WHOM IT MAY CONCERN.

KNOW ALL MEN BY THESE PRESENTS, that John K. Prall and Theresa M. Prall, husband and wife, and Carl Muhr, a single man, hereby make the following DECLARATION OF BUILDING RESTRICTIONS which shall apply to any and all portions of the Plat of Second Rosedale Addition to Eugene, Lane County, Oregon, as the same is recorded in record of plats for Lane County Oregon, and which are now owned or which may be hereafter owned by any one or all of the aforesaid parties, except said building restrictions shall not apply to the following described Lots and Blocks of said Plat of the Second Rosedale Addition to Eugene, Lane County, Oregon, and particularly described as follows, to-wit:

Lots One and Two of Block One
Lot One of Block Two
Lots One, Two, Three, and Four of Block Eight
Lot Nine of Block Three
All of Block Four
Lots Nine and Ten of Block Five
Lot Nine of Block Eleven

but the above specifically described property excepted from said building restrictions shall not be deemed or considered as a waiver or release of any and/or of all of the lots, blocks and portions of said Plat of Second Rosedale Addition to Eugene, Lane County, Oregon not above specifically described, from the following described and set forth building restrictions, as follows:

No structures shall be erected, altered, placed or permitted to remain on any building plot other than one detached single family dwelling or one semi-detached family dwelling not to exceed two stories in height and a private garage for not more than 3 cars and fuel storage buildings and tool houses. Said fuel storage buildings and tool houses shall not exceed 12 feet by 14 feet in floor space and shall be placed not closer than 40 feet to the front line of the building plot. No building shall be located on any residential building plot nearer than 20 feet to the front lot line, nor nearer than 15 feet to any side street line. No building, except a garage or other outbuilding located 20 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet nor a width of less than 55 feet at the front building setback line. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon

BOOK 327 PAGE 133

which may be or become an annoyance or nuisance to the neighborhood. No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a permanent residence; however, a trailer, garage, barn, or other outbuilding or partially completed residence may be used temporarily for not to exceed twenty-four (24) months as a residence, but in no case for a period of time longer than twenty-four (24) months. No dwelling costing less than Four Thousand Dollars ($4,000.00) shall be permitted on any lot in this tract. The ground floor area of the main structure, exclusive of 1-story open porches and garages, shall be not less than 800 square feet in the case of a one story structure nor less than 500 square feet in the case of a 1½ or 2 story structure. An easement is reserved over the rear five feet of each lot for utility, installation and maintenance. Until such time as a sanitary sewer system shall have been constructed, in accordance with the requirements of the Oregon State Board of Health, by the owners of each individual dwelling, the effluent from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch or drain, unless it has been first passed through an absorption field approved by the health authority.

No building shall be erected, placed or altered on any building plot in this subdivision until the external design and location thereof have been approved in writing by the neighborhood committee which shall be appointed or elected by the owner or owners of a majority of the lots which are subject to the covenants herein set forth: Provided, however, that if such committee fails to approve or disapprove such design and location within 30 days after such plans have been submitted to it or if no suit to enjoin the erection of such building or the making of such alterations, has been commenced prior to the complaint thereof, such approval will not be required.

These covenants are to run with the land and shall be binding upon all the parties and all persons claiming under them until January 1, 1965 at which time said covenants shall be automatically extended for successive periods of 10 years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns shall violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues from such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of July, 1946.

In the presence of:

Herman P. Henderschott — John K Prall

Clifford W. Prall — Theresa M Prall

Carl Mehr

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STATE OF OREGON)
: ss
COUNTY OF LANE)

Be it remembered, that on this 15th day of July, 1946, personally came before me, a Notary Public in and for said County and State, the within named John K. Prall and Theresa M. Prall, husband and wife, and Carl Muhr, a single man, to me personally known to be the identical persons described in and who executed the within instrument, and acknowledge to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and seal this day and year last above written.

HENDERSHOTT NOTARY PUBLIC STATE OF OREGON

Herman P. Hendershott
Notary Public for Oregon
My Commission Expires:
October 30, 1949.

State of Oregon, County of Lane—ss.
I, W. B. Dillard, County Clerk and ex officio Recorder of Conveyance, in and for said County, do hereby certify that the within instrument was received for record a

JUL 30 1946 2 PM

and Recorded in Book 327 on Page 132-4

Lane County Records.
W. B. DILLARD County Clerk.
By [illegible] Deputy

From Randy Prince 09/21/2016

To Make Possible Funding of Necessary Infrastructure, Form a Citizen Planning Team and write a Refinement Plan for South Willamette.

To realize the goals that have been set city-wide, the Council should 1)Form a Citizen Planning Team 2) Select members of the team from residents, business owners and property owners in the area, 3) Write an official Refinement Plan to guide land use and 4) If there is agreement on the "20 minute neighborhood" concept, use that to collect support for a Local Improvement District or Urban Renewal District that can pay for the necessary public infrastructure.

Amazon Neighbors like myself are most concerned with access and transportation issues in the South Willamette corridor; it is our business district and we are close enough to be considered part of the "twenty minute neighborhood". Residents of our neighborhood can reach the area in about ten minutes by bike, in as little as five minutes by car. Many can walk there in about 15 minutes.

The South Willamette area currently needs many transportation improvements to permit a more pedestrian and bike oriented environment. It will be especially important if additional multi-family housing is built there to increase density and serve city-wide land use goals.
--Streets will need to be modified and deteriorating pavement and curbs will need to be replaced.
--Bikeways will need to be installed and enhanced where they already exist.
--Motorists need a public parking lot or structure where they can park without having to move their vehicle each time they shop at a different store on the street.
--Public transit will turnouts and shelters, perhaps for streetcars or EmX, or just for frequent service by normal bus service on the street.
--Sidewalks need to be widened to fit the needs of a pedestrian-friendly business district.
--Utility service lines need to be relocated or buried to permit adequate sidewalks and minimize the reconfiguration of auto parking and entryways required when walkways are widened.
There are other public improvements beyond transportation that a successful 20 minute neighborhood will require…for example pocket parks, signage and attractive lighting for streets and public areas.

Funding of Transportation Improvements has been neglected, MUPTE Subsidies Will Not Do That Job!

The failure to consider transportation improvements was a key defect of the SW-SAZ. It was permitted by use of the MMA district concept, which allows planning for building code and zoning change without significant transportation planning. This was in accord with the balkanization of the city government—Planning & Development takes care of buildings, Public Works the streets—but it does not do what's needed to transform a strip-mall environment into a pedestrian-friendly neighborhood. It will not build a Pearl District or revitalize an undeveloped transit

corridor. Investors in new private developments want assurance that public improvements are in place or will be put in place when they finance projects, at least if they are to invest in anything other than the current strip-mall status quo.

You can't just squirrel money away from various semi-hidden budget sources like you were building a new city hall—it's not certain financing and there's not enough money.
You can't just take what special grants or surpluses come into different city departments, that doesn't accord with carrying a holistic plan for a neighborhood.
You can't just count on a influential politicians to get federal funding for a few showcase projects—the "Bridge to Nowhere" approach is costly but never gets the job done quickly or completely. When Portlanders wanted a streetcar, they abandoned the approach used for the West Side Max Line, which was to get big money from the federal government and then spend huge amounts on planning and side projects and spend years doing it. They focused on local support for something that created local benefits.
Using the System Development Charges individual developments pay won't work…its too uncertain when the money comes in, and the City administration has been very clear they don't want much incoming SDC money to be devoted to needs in the immediate vicinity of new projects. They prefer to keep it available for city-wide needs.
What will work is to use the established mechanisms for funding improvements in a district, which recapture public spending through assessments on those who have benefitted. Local Improvement Districts can be set up, usually they apply to business and commercial properties. Urban Renewal Districts use tax increment financing. The specific methods of charging or collecting the funds may not be perfect, but they allow financing of public improvements by those who get specific financial benefit, that's what important.

To establish proper financing of infrastructure, form a Citizen Planning Team and write a Refinement Plan

Local Improvement Districts and Urban Renewal Districts must gain public support to be established. Recent history tells us the influence of the Council and Manager is not sufficient to win enough support. The Citizen Planning approach offers the only chance to get the support, and establish an adequate financing mechanism for public improvements in South Willamette, and would be an approach that could be used in other transportation corridors.

Randy Prince
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